

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Agenda  
November 9, 2021**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Consent Agenda:**

- a. Consideration of the Minutes of the October 19, 2021, regular meeting.
  
- b. Approve Dedication of Canterbury Section 4 roadways, drainage, and erosion control public improvement.
  
- c. Approve Acceptance of Canterbury Section 8A roadways, drainage, and erosion control public improvement.
  
- d. Approve Acceptance of Canterbury Section 8A sewer public improvement.
  
- e. Approve Acceptance of Canterbury Section 8B roadways, drainage, and erosion control public improvement.
  
- f. Approve Acceptance of Canterbury Section 8B sewer public improvement.
  
- g. Approve Acceptance of Canterbury Section 10B roadways, drainage, and erosion control public improvement.
  
- h. Approve Acceptance of Canterbury Section 10B sewer public improvement.
  
- i. Approve Acceptance of Canterbury Section 15 sewer public improvement.
  
- j. Purchase of Dump Truck (Vehicle must be purchased by 11/12/21 for August '22 delivery, otherwise delivery will be in '23.)

Documents:

[ITEM A - BOMA MINUTES 11\\_9-2021.PDF](#)  
[ITEM B - I CONSENT BOMA BOND AGENDA 11-9-21.PDF](#)  
[ITEM J - MID-TENN FORD BID.PDF](#)  
[ITEM J - LONNIE COBB FORD BID\\_RS.PDF](#)

**Announcements/Agenda Requests**

**Public Comments-**

**Unfinished Business:**

**1. Redistricting - Comptroller's Office TN – Considerations & Directives:**

Documents:

ITEM 1 - 2 WARDS OPTION 1 (11X17).PDF  
ITEM 1 - 2 WARDS OPTION 2 (11X17).PDF  
ITEM 1 - 3 WARDS 6 COUNCIL DISTRICTS OPTION 1.PDF  
ITEM 1 - 3 WARDS 6 COUNCIL DISTRICTS OPTION 2.PDF  
ITEM 1 - 4 WARDS OPTION 1 (11X17).PDF  
ITEM 1 - 4 WARDS OPTION 2 (11X17).PDF  
ITEM 1 - 6 WARDS (11X17).PDF

**2. Critz Lane Condemnation Appraisal: (To Be Distributed)**

**3. Critz Lane Traffic Plan/BOMA Action Regarding Detour Through Canterbury:**

**New Business:**

**4. Downtown Thompson's Station Streetscape Update & Proposed Agreement: (To Be Distributed)**

**5. First Reading Of Ordinance 2021-013 Investment Policy:**

Documents:

ITEM 5 - ORDINANCE TO AUTHORIZE AND ESTABLISH THE INVESTMENT POLICY 11.1.21.PDF  
ITEM 5 - INVESTMENT POLICY (PROPOSED) - 11.2.21.PDF

**6. Approve Barge Professional Services Agreement For The Bridgemore Sewer Rehabilitation Project:**

Documents:

ITEM 6 - BRIDGEMORE REHAB SERVICES AGREEMENT WITH BARGE 11.1.21.PDF

**7. Recommendations To Town Of Thompson's Station - Board Of Zoning Appeals (2 Positions), Town Parks And Recreation Advisory Board (2 Positions), Design Review, Commission (1 Position) Terms Expire 12/1/2021 (DRC-Mayoral Appointed):**

Documents:

ITEM 7 - TERM EXPIRE MEMO 2021.PDF  
ITEM 7 - INTEREST FORMS BZA AND PARKS AND REC.PDF

**8. Anson Property Agreement Regarding Wastewater Line Easements:**

Documents:

WASTEWATER EASEMENT AGREEMENT W EXHIBITS.PDF

**Adjourn**

**Information Only:**

**A. Financial Report – Steve Banks**

Documents:

BOMA FINANCE REPORT OCT 2021.PDF

**B. Key Projects Monthly Updates:**

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

Documents:

X BARGE UPDATE 11\_9\_2021.PDF  
X KIMLEY-HORN UPDATE 11\_9\_21.PDF  
X RAGANSMITH UPDATE 11\_9\_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  
October 19, 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 October 19, 2021. Members and staff attending were Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brian Stover; Alderman Andrew Zinn; Town Administrator Ken McLawhon; Finance Director Steve Banks; IT Coordinator Tyler Rainey, Town Clerk Regina Fowler and Town Attorneys Andrew Mills and Kirk Vandivort. Alderman Brandon Bell was absent.

**Pledge of Allegiance:**

**Consent Agenda:**

**a. Consideration of the Minutes of the September 14, 2021, regular meeting.**

**1. Approve Consent Agenda:**

a) Consideration of the Minutes of the September 14, 2021, regular meeting.

Alderman Shaun Alexander made a motion to approve the Consent Agenda. The motion was seconded by Alderman Andrew Zinn and carried with a 4 yea – 1 absent vote.

**Announcements:**

**2. Approve the Removal of Item #3 Critz Lane Traffic Plan/BOMA Action regarding Detours from this agenda.** Motion was made by Brian Stover to approve the removal of Item #3 Critz Lane Traffic Plan/BOMA Action regarding Detours. A few of the Aldermen wanted to hold a public meeting with their HOA to discuss this item, at this time a meeting has not been scheduled thusly moving said item to the November BOMA Agenda. The motion was seconded by Alderman Alexander and carried with a 4 yea – 1 absent vote.

**3. Approve the Addition of Item #7 BOMA Evaluation Process with the Town Administrator:**

Motion was made by Alderman Brian Stover to approve the addition of Item #7 BOMA Evaluation Process with the Town Administrator. The motion was seconded by Alderman Shaun Alexander and carried with a 4 yea – 1 absent vote.

**Public Comments:** (\*The first 6 comments refer to the installation of a new driveway on 2691 Pantall Lane, T. S. TN.)

\*Neil Ottavi – 2651 Sherrie Lane, T. S. He is very unhappy with the addition of a new driveway and a very unsightly gate that is being added to his neighbor's eleven plus acres property. The ingress/egress to said driveway is located in a cul-de-sac (Pecan Hill) next to Mr. Ottavi's home. He feels that the warning, personal/private property signs will decrease his property value. Dirt mud and noise is not what this neighborhood needs.

\*Karen Dull - 2607 Sherrie Lane. These questions were directed at Mayor Napier regarding installation of a new driveway. Where is your plat, did you get a survey? You could be encroaching on two neighbor's properties. Did you send this to T. S. planning commission? Initially you were against the development of Pecan Hills. You are the Mayor of Thompson's Station, and I don't feel your actions are ethical. You only want to benefit you and your family, and it is not good business practice. Why didn't you notify us?

\*Brian McGinnis – 2611 Sherrie Lane. He supports Mr. Ottavi and the other residents in Pecan Hill. He believes it's a personal gain for Mayor Napier.



Board of Mayor and Aldermen – Minutes of the Meeting  
October 19, 2021

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\*Bob Holley – 2652 Sherrie Lane T. S. He feels that all people in Pecan Hills are against the installation of the Napier driveway. Mr. Napier's drawing for his driveway shows it in one area however it was built in another area. He feels the homeowner is receiving preferential treatment due to his elected position and would have under normal circumstances never been granted a permit for this driveway.

\*Adam Hollis – 2623 Sherrie Lane T. S. He walks his dogs in that area. He understood that this driveway was created for an emergency driveway. He doesn't understand your signs that say no parking, violators will be towed. He would like to hear you comment and explain what the intent of the gate is for that leads into our subdivision. He does not question the legality of the process. He said as someone who campaigned and ran for office you know how necessary is to communicate with the people.

\*David Amon - 2615 Sherrie Lane T.S. He's known you for a long time and feels that this is your property, and you can do whatever you want to with it however, when what you do affects the property value of your neighbors, he feels a line has been drawn. The residents of Pecan Hills have always stood with you and maybe it would behoove you to annex your property into the Pecan Hills Subdivision and have the residents vote on it.

Jane Sadler – 4650 Gander Branch Road T. S. Traffic in T. S. is horrendous. Please look at infrastructure/traffic before approving new development and see how it effects people, such as the fire department.

Harry King – 3684 Ronstadt Road T.S. The dirt being moved on RC's old place is for the new road not for new housing. The next phase will go through Buckner Road.

Joshua Sadler – Lives off of Harpeth/Peytonsville Road T. S. His issue is with the 2<sup>nd</sup> reading of Ordinance 2020-009. This property is alongside the West Harpeth River. Any development will impact the river flow of that area. This area is prone to flooding and could impact Lewisburg Pike. A septic tank would need to be installed and if this area floods the contents of that tank could flow into that area. This needs to be addressed before any new development.

Betsy Hester -112 Valley Ridge Road, Franklin, TN. Mrs. Hester represents a small portion of residents in Thompson's Station. She feels that she should be notified when new development moves into T. S. She does have issues with the noise in Graystone Quarry Amphitheatre. The sound is atrocious, is there noise barriers that could be installed to combat this issue? During concerts the traffic issues are unacceptable. It creates major issues for emergency vehicles. Did the planning commission go before the Williamson County Highway Department and ask for permission to use Harpeth/Peytonsville Road for this project? No, it did not. Please communicate more!

Larry Simmons – 3116 Hazelton Drive T. S. He has been on the Parks and Recreation Board for five years. He would ask that BOMA consider changing the Parks & Recreation from an Advisory Board to a Board that would be a point of review that would allow them to make recommendations to BOMA. In regard to Resolution 2021-019 an amendment to the Kimley Horn contract for the design and development of Phase 2 of the Greenway at a cost of \$33,000 for archaeological studies in the park. In that agreement he did not see a start or an end date. He would ask that BOMA defer signing this contract to insure it has an end date.

**Unfinished Business:**

**4. 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):** The Public Hearing was opened and after no comments it was closed. Alderman Brian Stover made a motion to approve the second reading of Ordinance 2020-009. The motion was seconded by Alderman Andrew Zinn and carried with a 4 yea – 1 absent vote.

5. **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:** The Public Hearing was opened and after no comments it was closed. Alderman Shaun Alexander made a motion to approve the second reading of Ordinance 2021-012. The motion was seconded by Alderman Brian Stover and carried with a 4 yea – 1 absent vote.

6. **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:** Motion was made by Alderman Brian Stover to approve the Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station and Tennessee Valley Homes for the Moon Property at 4339 Columbia Pike. The motion was seconded by Alderman Andrew Zinn and carried with a 4 yea – 1 absent vote.

7. **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 Mayor Napier to sign the Contract Amendment:** Motion was made by Alderman Andrew Zinn to 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 Mayor Napier to sign the Contract Amendment: The motion was seconded by Alderman Brian Stover and carried with a 4 yea – 1 absent vote.

**New Business:**

8. **Motion to Approve an Evaluation and Discuss Employee Contract for Town Administrator, Ken McLawhon:** A motion was made by Alderman Andrew Zinn to defer this item until the November 9, 2021, BOMA meeting. The motion was seconded by Alderman Shaun Alexander and carried with a 4 yea – 1 absent vote.

9. **Redistricting Committee Meeting-Considerations & Directives:** It was determined that a Public Work Session will be held to discuss this item. No firm date has been set at this time.

**Adjourn:**

There being no further business, Alderman Brian Stover made a motion to adjourn. The Motion was Seconded by Alderman Shaun Alexander and the meeting adjourned at 8:20 p.m.

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Corey Napier, Mayor

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Regina Fowler, Town Recorder/Clerk

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

## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 4          RDEC</b></p> <p><b><u>Amount:</u> \$144,000</b></p>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Recommend release Maintenance Bond</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public          improvement to BOMA</b>
<b>BOMA ACTION</b>	<b>Accept dedication of the public improvement.</b>

**Planning Commission took the following action on October 26, 2021:**

1. Released Maintenance Bond for RDEC.
2. Recommend BOMA accept the public improvement.

**Planning Commission and Staff recommend acceptance of the dedication of the public improvement.**

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1550 Thompson's Station Road W.  
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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 8A          RDEC</b>  <u>Amount \$290,000</u>
<b>ACTION REQUEST</b>	<b>Release Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$29,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On June 24, 2014, Section 8A was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$29,000 for a 1-year period.
2. Recommend BOMA accept of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p style="text-align: center;"><b>Canterbury Subdivision, Section 8A Sewer</b></p> <p style="text-align: center;"><b><u>Amount \$144,000</u></b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$15,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On June 24, 2014, Section 8A was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$15,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p style="text-align: center;"><b>Canterbury Subdivision, Section 8B          RDEC</b></p> <p style="text-align: center;"><b><u>Amount \$98,000</u></b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a          Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a          Maintenance Bond in the amount of \$10,000 for          1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public          improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On October 27, 2015, Section 8B was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$10,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 8B          Sewer</b></p> <p><b><u>Amount</u> \$63,000</b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$7,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On October 27, 2015, Section 8B was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$7,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 10B          RDEC</b></p> <p><b><u>Amount</u> \$163,000</b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$17,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On November 15, 2016, Section 10B was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$17,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**



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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 10B          Sewer</b></p> <p><b><u>Amount</u> \$127,000</b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$13,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On November 15, 2016, Section 10B was approved for the public improvement noted above.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Planning Commission took the following action:**

1. Released Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount of \$13,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 15          Sewer</b></p> <p><b><u>Amount:</u> \$154,000</b></p>
<b>ACTION REQUEST</b>	<b>Released Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Released Performance Bond and establish a Maintenance Bond in the amount of \$16,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend acceptance of the public improvement</b>
<b>BOMA ACTION</b>	<b>Accept the public improvement</b>

### **Bond History**

On November 17, 2020, Section 15 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$154,000.

### **Planning Commission took the following action:**

1. Released Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$16,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

**Planning Commission and Staff recommend BOMA accept the public improvement, subject to the maintenance bond.**

# MID-TENN FORD

STOCK # 2022 FORD F-550 CHASSIS

	PRICE
SALES PRICE \$	52,939.80
UPFIT \$	-
*PRICE: \$	52,939.80
REBATES \$	-
*TOTAL PRICE: \$	52,939.80

**Dump 23,456.00**

**Total: 76,396.80**

**Vehicle must be ordered no later than November, 12, 2021, for delivery by August 2022, otherwise delivery will be 2023.**

**CUSTOMER: THOMPSON'S STATION**

**Plus Tax, Title, and Tags**



Prepared by: David Lambert  
11/01/2021

Mid-Tenn Ford Truck Sales, Inc. | 1319 Foster Avenue Nashville Tennessee |  
372104425

2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

As Configured Vehicle (cont'd)

Code	Description	MSRP
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
<b>Other Options</b>		
PAINT	Monotone Paint Application	STD
192WB	192" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers. Includes: - SYNC Communications &amp; Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.</i>	Included
90L	Power Equipment Group <i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel. Includes: - Accessory Delay - Advanced Security Pack Includes SecuriLock Passive Anti-Theft System (PATS) and Inclinon/intrusion sensors. - Folding Trailer Tow Mirrors w/Power Heated Glass Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals. - MyKey Includes owner controls feature. - Power Front &amp; Rear Side Windows Includes 1-touch up/down driver/passenger window. - Power Locks - Remote Keyless Entry</i>	\$915.00
535	High Capacity Trailer Tow Package <i>Trailer brake controller not included. Includes trailer brake wiring kit and upgraded rear axle. Increases GCW from 32,500 lbs. to 40,000 lbs. Note: Salesperson's Portfolio or Trailer-Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.</i>	\$580.00
62R	Transmission Power Take-Off Provision <i>Includes mobile and stationary PTO modes.</i>	N/C
63A	Utility Lighting System <i>Includes LED side-mirror spotlights.</i>	\$160.00
59H	Center High-Mounted Stop Lamp (CHMSL)	N/C
153	Front License Plate Bracket  Standard in states requiring 2 license plates and optional to all others.	N/C

Emissions

425	50-State Emissions System	STD
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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: David Lambert  
11/01/2021

Mid-Tenn Ford Truck Sales, Inc. | 1319 Foster Avenue Nashville Tennessee |  
372104425

**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**As Configured Vehicle**

Code	Description	MSRP
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**Base Vehicle**

X5H	Base Vehicle Price (X5H)	\$47,825.00
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**Packages**

660A	Order Code 660A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery. - Tires: 225/70Rx19.5G BSW A/P - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.	N/C
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**Powertrain**

99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 78-AH 750 CCA Batteries - 240 Amp Alternator	\$9,325.00
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44G	Transmission: TorqShift 10-Speed Automatic <i>10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.</i>	Included
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X8L	Limited Slip w/4.88 Axle Ratio	\$360.00
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68M	GVWR: 19,500 lb Payload Plus Upgrade Package <i>Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14, 706. Note: See Order Guide Supplemental Reference for further details on GVWR.</i>	\$1,155.00
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**Wheels & Tires**

TGJ	Tires: 225/70Rx19.5G BSW A/P	Included
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64Z	Wheels: 19.5" x 6" Argent Painted Steel <i>Hub covers/center ornaments not included.</i>	Included
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**Seats & Seat Trim**

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: David Lambert  
11/01/2021

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372104425

2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

### As Configured Vehicle (cont'd)

Code	Description	MSRP
<b>Interior Color</b>		
AS_01	Medium Earth Gray	N/C
<b>Exterior Color</b>		
Z1_01	Oxford White	N/C
<b>SUBTOTAL</b>		\$60,320.00
Destination Charge		\$1,695.00
<b>TOTAL</b>		\$62,015.00

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Regina Fowler <rowler@thompsons-station.com>

---

## Fwd: Dump Beds

1 message

---

**Bryan King** <bking@thompsons-station.com>  
To: Regina Fowler <rowler@thompsons-station.com>

Wed, Nov 3, 2021 at 9:11 AM

----- Forwarded message -----

From: **David Lambert** <dlambert@midtenntrucks.com>  
Date: Tue, Nov 2, 2021 at 9:19 AM  
Subject: Dump Beds  
To: [bking@thompsons-station.com](mailto:bking@thompsons-station.com) <[bking@thompsons-station.com](mailto:bking@thompsons-station.com)>

We had to move to an 11' dump instead of a 10' with this. We could go down to a 9' dump to save some money if that is necessary.

Knapheide 11' dump w/ electric hoist - \$18,988 installed (includes trailer hitch, installation, and delivery)

 Knapheide 11' dump w/ hydraulic hoist - \$23,456 installed (includes trailer hitch, installation, and delivery)

Thank you,

**David Lambert**

*Fleet Sales Manager*

*Cell: 615-714-6640*

*Office: 615-259-2050 ext.296*

*Fax: 615-256-1835*

Mid-Tenn Ford Trucks

1319 Foster Ave

Nashville, TN 37210

--

*Bryan King*

*Public Works Supervisor*

SWC # 209  
Lonnie Cobb Ford Contract # 72318

Vehicle must be ordered no later than November 12, 2021,  
for delivery by August 2022, otherwise delivery will be 2023.

---

2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

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**Total: 78,690.00**

**See back page**

**Client Proposal**

Prepared by:  
STEVEN BLACKSTOCK  
Office: 731-989-2121  
Date: 11/02/2021







Prepared by: STEVEN BLACKSTOCK  
11/02/2021

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

### Selected Equip & Specs

#### Dimensions

- Exterior length: 277.4"
- Exterior width: 80.0"
- Wheelbase: 192.0"
- Rear track: 74.0"
- Rear tire outside width: 93.9"
- Front legroom: 43.9"
- Front headroom: 40.8"
- Front hiproom: 62.5"
- Front shoulder room: 66.7"
- Passenger volume: 116.0cu.ft.
- Maximum cargo volume: 31.6cu.ft.
- Cab to axle: 84.0"
- Exterior height: 81.8"
- Front track: 74.8"
- Turning radius: 27.1'
- Min ground clearance: 8.2"
- Rear legroom: 33.5"
- Rear headroom: 40.3"
- Rear hiproom: 64.7"
- Rear shoulder room: 65.8"
- Cargo volume: 31.6cu.ft.

#### Powertrain

- \* **Powerstroke 330hp 6.7L OHV 32 valve intercooled turbo V-8 engine with diesel direct injection**
- federal
- Part-time
- Fuel Economy Cty: N/A
- \* **Transmission PTO provision**
- \* **Recommended fuel : diesel**
- TorqShift 10 speed automatic transmission with overdrive
- \* **Limited slip differential**
- Fuel Economy Highway: N/A

#### Suspension/Handling

- Front Mono-beam non-independent suspension with anti-roll bar, HD shocks
- Firm ride Suspension
- Front and rear 19.5 x 6 argent steel wheels
- Dual rear wheels
- \* **Rear DANA 130 rigid axle leaf spring suspension with anti-roll bar, HD shocks**
- Hydraulic power-assist re-circulating ball Steering
- LT225/70SR19.5 GBSW AS front and rear tires

#### Body Exterior

- 4 doors
- Reverse opening right rear passenger
- \* **Turn signal indicator in mirrors**
- Black bumpers
- Clearcoat paint
- 2 front tow hook(s)
- Reverse opening left rear passenger
- \* **Driver and passenger power remote heated, manual folding door mirrors with turn signal indicator**
- Black door mirrors
- Trailer harness
- Front and rear 19.5 x 6 wheels

#### Convenience

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11/02/2021

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

### Selected Equip & Specs (cont'd)

- Manual air conditioning with air filter
- \* **Driver and passenger 1-touch up**
- \* **Remote power door locks with 2 stage unlock and illuminated entry**
- Manual telescopic steering wheel
- FordPass Connect 4G internet access
- Wireless phone connectivity
- 2 1st row LCD monitors
- Passenger visor mirror
- \* **Driver and passenger door bins**
- Upfitter switches
- \* **Power windows**
- \* **Driver and passenger 1-touch down**
- Manual tilt steering wheel
- Day-night rearview mirror
- 911 Assist emergency SOS
- AppLink smart device integration
- Front and rear cupholders
- Full overhead console
- \* **Rear door bins**

### Seats and Trim

- Seating capacity of 6
- 4-way driver seat adjustment
- 4-way passenger seat adjustment
- 60-40 folding rear split-bench seat
- Front 40-20-40 split-bench seat
- Manual driver lumbar support
- Centre front armrest with storage

### Entertainment Features

- AM/FM stereo radio
- Steering wheel mounted radio controls
- Streaming audio
- SYNC external memory control
- 4 speakers
- Fixed antenna

### Lighting, Visibility and Instrumentation

- Halogen aero-composite headlights
- Auto on/off headlights
- Light tinted windows
- Tachometer
- Outside temperature display
- Trip computer
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Compass
- \* **Camera(s) - rear**
- Trip odometer

### Safety and Security

- 4-wheel ABS brakes
- 4-wheel disc brakes
- Dual front impact airbag supplemental restraint system with passenger cancel
- Safety Canopy System curtain 1st and 2nd row overhead airbag supplemental restraint system
- \* **Power remote door locks with 2 stage unlock and panic alarm**
- \* **MyKey restricted driving mode**
- Brake assist
- Driveline traction control
- Dual seat mounted side impact airbag supplemental restraint system
- \* **Remote activated perimeter/approach lighting**
- \* **Security system with SecuriLock immobilizer**
- Manually adjustable front head restraints

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11/02/2021

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**Selected Equip & Specs (cont'd)**

- 3 manually adjustable rear head restraints

**Dimensions**

*General Weights*

* Curb .....	<b>8,467 lbs.</b>	* GVWR .....	<b>19,500 lbs.</b>
* Payload .....	<b>11,230 lbs.</b>		

*Front Weights*

* Front GAWR .....	<b>7,000 lbs.</b>	* Front curb weight .....	<b>5,013 lbs.</b>
Front axle capacity .....	7,000 lbs.	* Front spring rating .....	<b>7,000 lbs.</b>
Front tire/wheel capacity .....	7,500 lbs.		

*Rear Weights*

* Rear GAWR .....	<b>14,706 lbs.</b>	* Rear curb weight .....	<b>3,454 lbs.</b>
* Rear axle capacity .....	<b>14,706 lbs.</b>	* Rear spring rating .....	<b>15,000 lbs.</b>
Rear tire/wheel capacity .....	15,000 lbs.		

*Trailer Type*

Harness .....	Yes	* Brake controller .....	<b>Yes</b>
Trailer sway control .....	Yes		

*General Trailering*

* 5th-wheel towing capacity .....	<b>23100 lbs.</b>	* Gooseneck towing capacity .....	<b>23100 lbs.</b>
Towing capacity .....	18340 lbs.	* GCWR .....	<b>32500 lbs.</b>

*Fuel Tank type*

Capacity .....	40 gal.
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*Off Road*

Min ground clearance .....	8 "
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*Interior cargo*

Cargo volume .....	31.6 cu.ft.	Maximum cargo volume .....	31.6 cu.ft.
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*Rear Frame*

Height loaded .....	29 "	Height unloaded .....	34 "
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**Powertrain**

*Engine Type*

* Brand .....	<b>Powerstroke</b>	Block material .....	Iron
Cylinders .....	V-8	Head material .....	Aluminum
* Ignition .....	<b>Compression</b>	* Injection .....	<b>Diesel direct injection</b>

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**Selected Equip & Specs (cont'd)**

* <b>Liters</b> .....	<b>6.7L</b>	Orientation .....	Longitudinal
* <b>Recommended fuel</b> .....	<b>Diesel</b>	* <b>Valves per cylinder</b> .....	<b>4</b>
Valvetrain .....	OHV	* <b>Forced induction</b> .....	<b>Intercooled turbo</b>
<i>Engine Spec</i>			
* <b>Bore</b> .....	<b>3.90"</b>	* <b>Compression ratio</b> .....	<b>15.8:1</b>
* <b>Displacement</b> .....	<b>406 cu.in.</b>	* <b>Stroke</b> .....	<b>4.25"</b>
<i>Engine Power</i>			
SAEJ1349 AUG2004 compliant .....	Yes	* <b>Output</b> .....	<b>330 HP @ 2,600 RPM</b>
* <b>Torque</b> .....	<b>825 ft.-lb @ 2,000 RPM</b>		
<i>Alternator</i>			
Type .....	HD	Amps .....	240
<i>Battery</i>			
Amp hours .....	78	Cold cranking amps .....	750
Run down protection .....	Yes	* <b>Type</b> .....	<b>Dual</b>
<i>Engine Extras</i>			
* <b>Block heater</b> .....	<b>Yes</b>		
<i>Transmission</i>			
Electronic control .....	Yes	Lock-up .....	Yes
Overdrive .....	Yes	Speed .....	10
Type .....	Automatic		
<i>Transmission Gear Ratios</i>			
1st .....	4.696	2nd .....	2.985
3rd .....	2.146	4th .....	1.769
5th .....	1.52	6th .....	1.275
7th .....	1	8th .....	0.854
9th .....	0.689	10th .....	0.616
Reverse Gear ratios .....	4.866		
<i>Transmission Extras</i>			
Driver selectable mode .....	Yes	Sequential shift control .....	SelectShift
Oil cooler .....	Regular duty	* <b>PTO provision</b> .....	<b>Yes</b>
<i>Drive Type</i>			
4wd type .....	Part-time	Type .....	Four-wheel
<i>Drive Feature</i>			
* <b>Limited slip differential</b> .....	<b>Mechanical</b>	Traction control .....	Driveline

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**Selected Equip & Specs (cont'd)**

* Power take-off provision	Yes	Locking hub control	Auto
Transfer case shift	Electronic		
<b>Drive Axle</b>			
Ratio	4.88		
<b>Exhaust</b>			
Material	Stainless steel	System type	Single
<b>Emissions</b>			
CARB	Federal		
<b>Fuel Economy</b>			
* Fuel type	Diesel		
<b>Engine Retarder</b>			
* Type	Yes		

**Driveability**

<b>Brakes</b>			
ABS	4-wheel	ABS channels	3
Type	4-wheel disc	Vented discs	Front and rear
<b>Brake Assistance</b>			
Brake assist	Yes		
<b>Suspension Control</b>			
Ride	Firm		
<b>Front Suspension</b>			
Independence	Mono-beam non-independent	Anti-roll bar	Regular
<b>Front Spring</b>			
Type	Coil	* Grade	HD
<b>Front Shocks</b>			
Type	HD		
<b>Rear Suspension</b>			
* Independence	DANA 130 rigid axle	Type	Leaf
Anti-roll bar	Regular		
<b>Rear Spring</b>			
Type	Leaf	Grade	HD
<b>Rear Shocks</b>			
Type	HD		

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## 2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

### Selected Equip & Specs (cont'd)

#### Steering

Activation ..... Hydraulic power-assist      Type ..... Re-circulating ball

#### Steering Specs

# of wheels ..... 2

### Exterior

#### Front Wheels

Diameter ..... 19.5"      Width ..... 6.00"

#### Rear Wheels

Diameter ..... 19.5"      Width ..... 6.00"  
Dual ..... Yes

#### Spare Wheels

\* Wheel material ..... **Steel**

#### Front and Rear Wheels

Appearance ..... Argent      Material ..... Steel

#### Front Tires

Aspect ..... 70      Diameter ..... 19.5"  
Sidewalls ..... BSW      Speed ..... S  
Tread ..... AS      Type ..... LT  
Width ..... 225mm      LT load rating ..... G  
RPM ..... 647

#### Rear Tires

Aspect ..... 70      Diameter ..... 19.5"  
Sidewalls ..... BSW      Speed ..... S  
Tread ..... AS      Type ..... LT  
Width ..... 225mm      LT load rating ..... G  
RPM ..... 647

#### Spare Tire

\* Mount ..... **Frame mounted**      \* Type ..... **Full-size**

#### Wheels

Front track ..... 74.8"      Rear track ..... 74.0"  
Turning radius ..... 27.1'      Wheelbase ..... 192.0"  
Rear tire outside width ..... 93.9"

#### Body Features

Front splash guards ..... Yes      \* Skid plate(s) ..... **1**  
Body material ..... Aluminum      Side impact beams ..... Yes

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**Selected Equip & Specs (cont'd)**

Front tow hook(s) ..... 2

**Body Doors**

Door count ..... 4  
Right rear passenger ..... Reverse opening

Left rear passenger ..... Reverse opening

**Exterior Dimensions**

Length ..... 277.4"  
Body height ..... 81.8"  
Axle to end of frame ..... 47.2"  
Frame yield strength (psi) ..... 50000.0  
Front bumper to Front axle ..... 38.3"  
Front bumper to back of cab ..... 146.3"

Body width ..... 80.0"  
Cab to axle ..... 84.0"  
Frame section modulus ..... 12.7cu.in.  
Frame rail width ..... 34.2"  
Cab to end of frame ..... 131.2"

**Safety**

**Airbags**

Driver front-impact ..... Yes  
Overhead Safety Canopy System curtain 1st and 2nd row  
Passenger side-impact ..... Seat mounted

Driver side-impact ..... Seat mounted  
Passenger front-impact ..... Cancellable

**Seatbelt**

Height adjustable ..... Front

**Security**

\* Immobilizer ..... **SecuriLock**  
\* Restricted driving mode ..... **MyKey**

\* Panic alarm ..... **Yes**

**Seating**

**Passenger Capacity**

Capacity ..... 6

**Front Seats**

Split ..... 40-20-40

Type ..... Split-bench

**Driver Seat**

Fore/aft ..... Manual  
Way direction control ..... 4

Reclining ..... Manual  
Lumbar support ..... Manual

**Passenger seat**

Fore/aft ..... Manual  
Way direction control ..... 4

Reclining ..... Manual

**Front Head Restraint**

Control ..... Manual

Type ..... Adjustable

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**Selected Equip & Specs (cont'd)**

\* Type ..... **Power with 2 stage unlock**  
\* Integrated key/remote ..... **Yes**

\* Remote ..... **Keyfob (front doors)**

**Door Locks Extra FOB Controls**

Remote engine start ..... **Smart device only**

**Instrumentation Type**

Appearance ..... **Analog**

**Instrumentation Gauges**

Tachometer ..... **Yes**

\* Turbo/supercharger boost ..... **Yes**

Engine hour meter ..... **Yes**

Engine temperature ..... **Yes**

Transmission fluid temp ..... **Yes**

**Instrumentation Warnings**

Oil pressure ..... **Yes**

Battery ..... **Yes**

Key ..... **Yes**

Door ajar ..... **Yes**

Brake fluid ..... **Yes**

Engine temperature ..... **Yes**

Lights on ..... **Yes**

Low fuel ..... **Yes**

Service interval ..... **Yes**

**Instrumentation Displays**

Clock ..... **In-radio display**

Exterior temp ..... **Yes**

\* Camera(s) - rear ..... **Yes**

Compass ..... **Yes**

Systems monitor ..... **Yes**

**Instrumentation Feature**

Trip computer ..... **Yes**

Trip odometer ..... **Yes**

**Steering Wheel Type**

Material ..... **Urethane**

Telescoping ..... **Manual**

Tilting ..... **Manual**

**Front Side Windows**

\* Window 1st row activation ..... **Power**

**Windows Rear Side**

\* 2nd row activation ..... **Power**

**Window Features**

\* 1-touch down ..... **Driver and passenger**

\* 1-touch up ..... **Driver and passenger**

Tinted ..... **Light**

**Front Windshield**

Wiper ..... **Variable intermittent**

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2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

## Selected Equip & Specs (cont'd)

### Rear Windshield

Window ..... Fixed

### Interior

#### Passenger Visor

Mirror ..... Yes

#### Rear View Mirror

Day-night ..... Yes

#### Headliner

Coverage ..... Full      Material ..... Cloth

#### Floor Trim

Coverage ..... Full      Covering ..... Vinyl/rubber

#### Trim Feature

Gear shifter material ..... Urethane      Interior accents ..... Chrome

#### Lighting

Dome light type ..... Fade      Front reading ..... Yes  
\* Illuminated entry ..... Yes      Variable IP lighting ..... Yes

#### Overhead Console Storage

Storage ..... Yes      Type ..... Full

#### Storage

\* Driver door bin ..... Yes      Front Beverage holder(s) ..... Yes  
Glove box ..... Locking      \* Passenger door bin ..... Yes  
\* Seatback storage pockets ..... 2      Illuminated ..... Yes  
Rear yes ..... Yes      Instrument panel ..... Covered bin  
Dashboard ..... Yes      \* Rear door bins ..... Yes

#### Legroom

Front ..... 43.9"      Rear ..... 33.5"

#### Headroom

Front ..... 40.8"      Rear ..... 40.3"

#### Hip Room

Front ..... 62.5"      Rear ..... 64.7"

#### Shoulder Room

Front ..... 66.7"      Rear ..... 65.8"

#### Interior Volume

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2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

---

## Selected Equip & Specs (cont'd)

Passenger volume ..... 116.0 cu.ft.



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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

---

## Warranty

### Standard Warranty

*Basic*

Distance ..... 36,000 miles      Months ..... 36 months

*Powertrain*

Distance ..... 60,000 miles      Months ..... 60 months

*Corrosion Perforation*

Distance ..... Unlimited miles      Months ..... 60 months

*Roadside Assistance*

Distance ..... 60,000 miles      Months ..... 60 months

### Additional Warranty

*Diesel Engine*

Distance ..... 100,000 miles      Months ..... 60 months

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**As Configured Vehicle**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
X5H	Base Vehicle Price (X5H)	\$47,825.00
660A	Order Code 660A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery. - Tires: 225/70Rx19.5G BSW A/P - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.	N/C
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 78-AH 750 CCA Batteries - 240 Amp Alternator	\$9,325.00
44G	Transmission: TorqShift 10-Speed Automatic <i>10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.</i>	Included
X8L	Limited Slip w/4.88 Axle Ratio	\$360.00
68M	GVWR: 19,500 lb Payload Plus Upgrade Package <i>Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14, 706. Note: See Order Guide Supplemental Reference for further details on GVWR.</i>	\$1,155.00
TGJ	Tires: 225/70Rx19.5G BSW A/P	Included
64Z	Wheels: 19.5" x 6" Argent Painted Steel <i>Hub covers/center ornaments not included.</i>	Included
512	Spare Tire, Wheel & Jack  Required in Rhode Island. <i>Excludes carrier.</i> <i>Includes:</i> - 6-Ton Hydraulic Jack	\$350.00
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
PAINT	Monotone Paint Application	STD

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**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
192WB	192" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i> <i>Includes:</i> - SYNC Communications & Entertainment System <i>Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.</i>	Included
90L	Power Equipment Group <i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel.</i> <i>Includes:</i> - Accessory Delay - Advanced Security Pack <i>Includes SecurILock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.</i> - Folding Trailer Tow Mirrors w/Power Heated Glass <i>Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.</i> - MyKey <i>Includes owner controls feature.</i> - Power Front & Rear Side Windows <i>Includes 1-touch up/down driver/passenger window.</i> - Power Locks - Remote Keyless Entry	\$915.00
67X	Extra Heavy-Service Suspension Package <i>Includes pre-selected extra heavy-service front springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). Note 1: May result in a deterioration of ride quality. Note 2: Vehicle ride height will increase with the addition of this package.</i>	\$125.00
86S	Low Deflection Package <i>Includes 2-inch spacer blocks. Recommended for rear-biased loading, such as wrecker/retriever applications.</i>	\$110.00
41H	Engine Block Heater	\$100.00
41P	Transfer Case Skid Plates	\$100.00
61J	6-Ton Hydraulic Jack	Included
62R	Transmission Power Take-Off Provision <i>Includes mobile and stationary PTO modes.</i>	N/C
98R	Operator Commanded Regeneration	\$250.00
63A	Utility Lighting System <i>Includes LED side-mirror spotlights.</i>	\$160.00
52B	Trailer Brake Controller <i>Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.</i>	\$270.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK  
11/02/2021

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

**2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)**

Price Level: 240

**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$415.00
425	50-State Emissions System	STD
AS_01	Medium Earth Gray	N/C
Z1_01	Oxford White	N/C
4 leds	Front and rear LED's <i>(2) LED's mounted to front grill (2) LED's mounted on rear</i>	\$745.00
cab steps 2	F250/f350/f450/f550 cab steps <i>black or chrome tube cab steps</i>	\$650.00
contractor dump	knapheide contractor dump <i>Knapheide KDBF-1116 11' fixed side dump body cab protector PTO hoist rear hitch</i>	\$24,995.00
<b>SUBTOTAL</b>		<b>\$87,850.00</b>
Destination Charge		\$1,695.00
<b>TOTAL</b>		<b>\$89,545.00</b>

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11/02/2021

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2022 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 240

## Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$47,825.00
Options	\$13,635.00
Colors	\$0.00
Upfitting	\$26,390.00
Fleet Discount	\$0.00
Destination Charge	\$1,695.00
<b>Subtotal</b>	<b>\$89,545.00</b>

### Pre-Tax Adjustments

Code	Description	MSRP
fleet discount	fleet discount	-\$10,855.00
<b>Total</b>		<b>\$78,690.00</b>

\_\_\_\_\_  
Customer Signature











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Acceptance Date

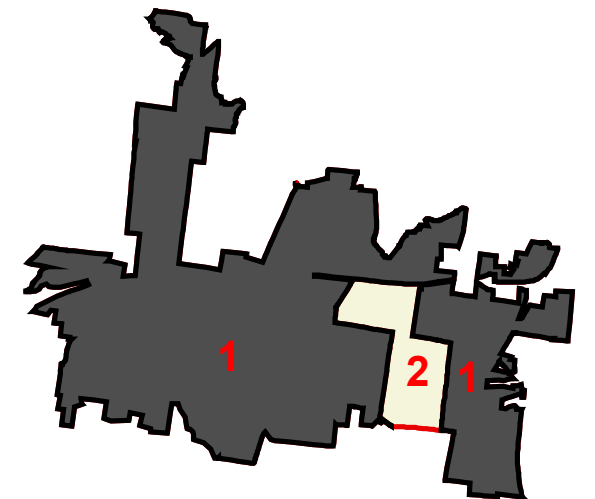


# Thompsons Station 2 Wards Option 1

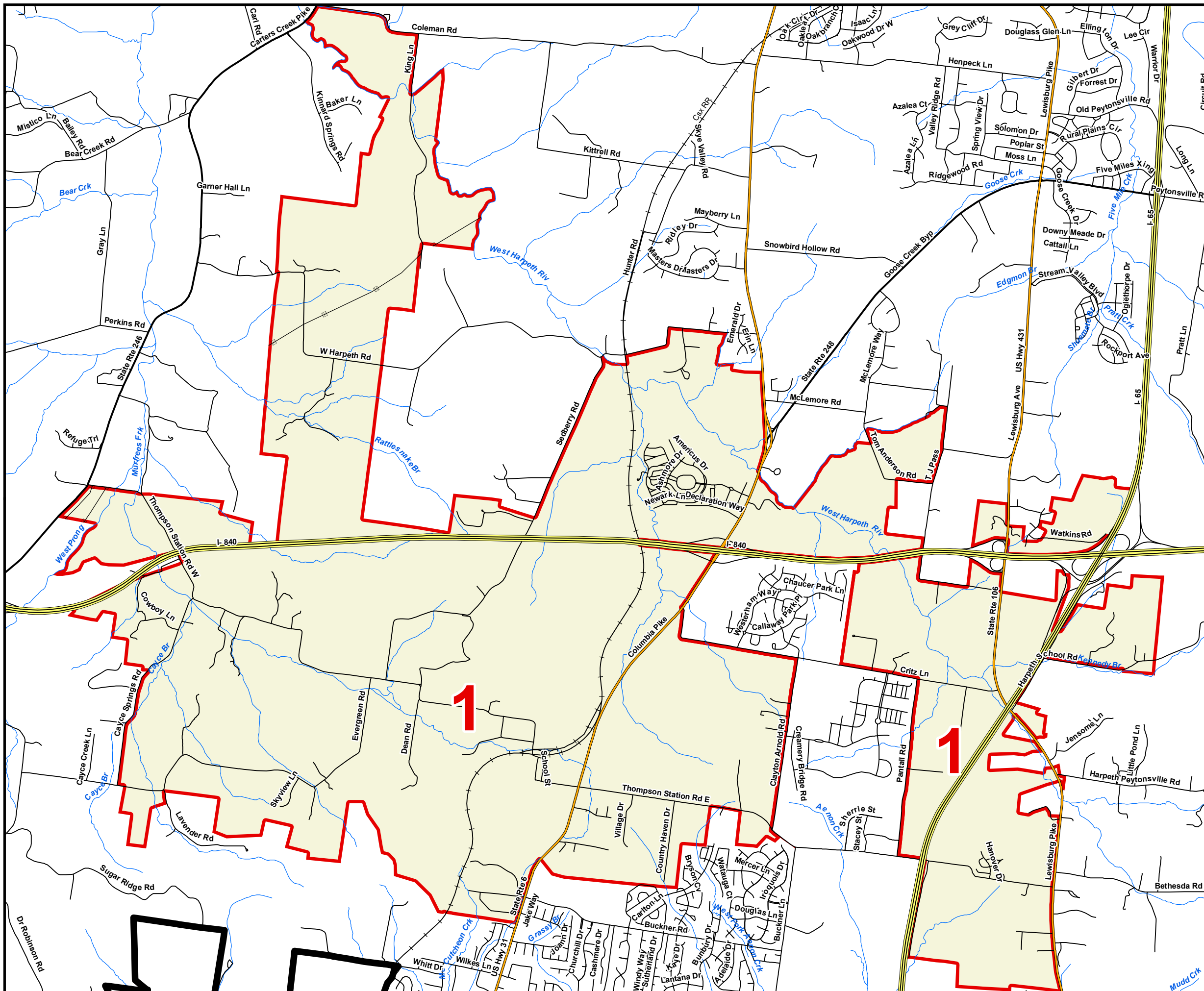
## Ward 1

TOTAL POPULATION	3,623
DEVIATION	-120
% DEVIATION	-3.2%
WHITE POPULATION	3,184
% WHITE	87.9%
BLACK POPULATION	107
% BLACK	3%
OTHER POPULATION	332
% OTHER	9.2%
HISPANIC POPULATION	221
% HISPANIC	6.1%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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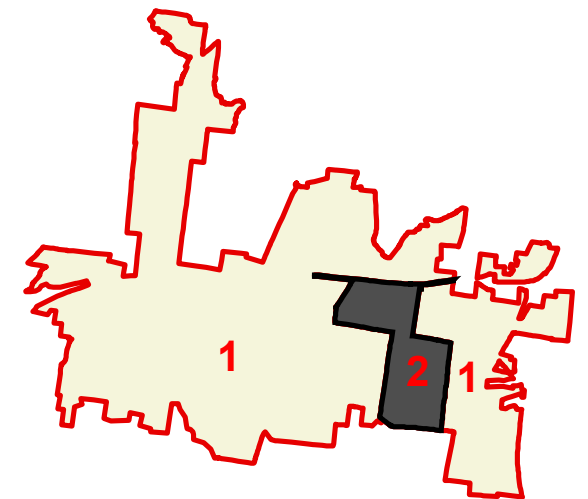


# Thompsons Station 2 Wards Option 1

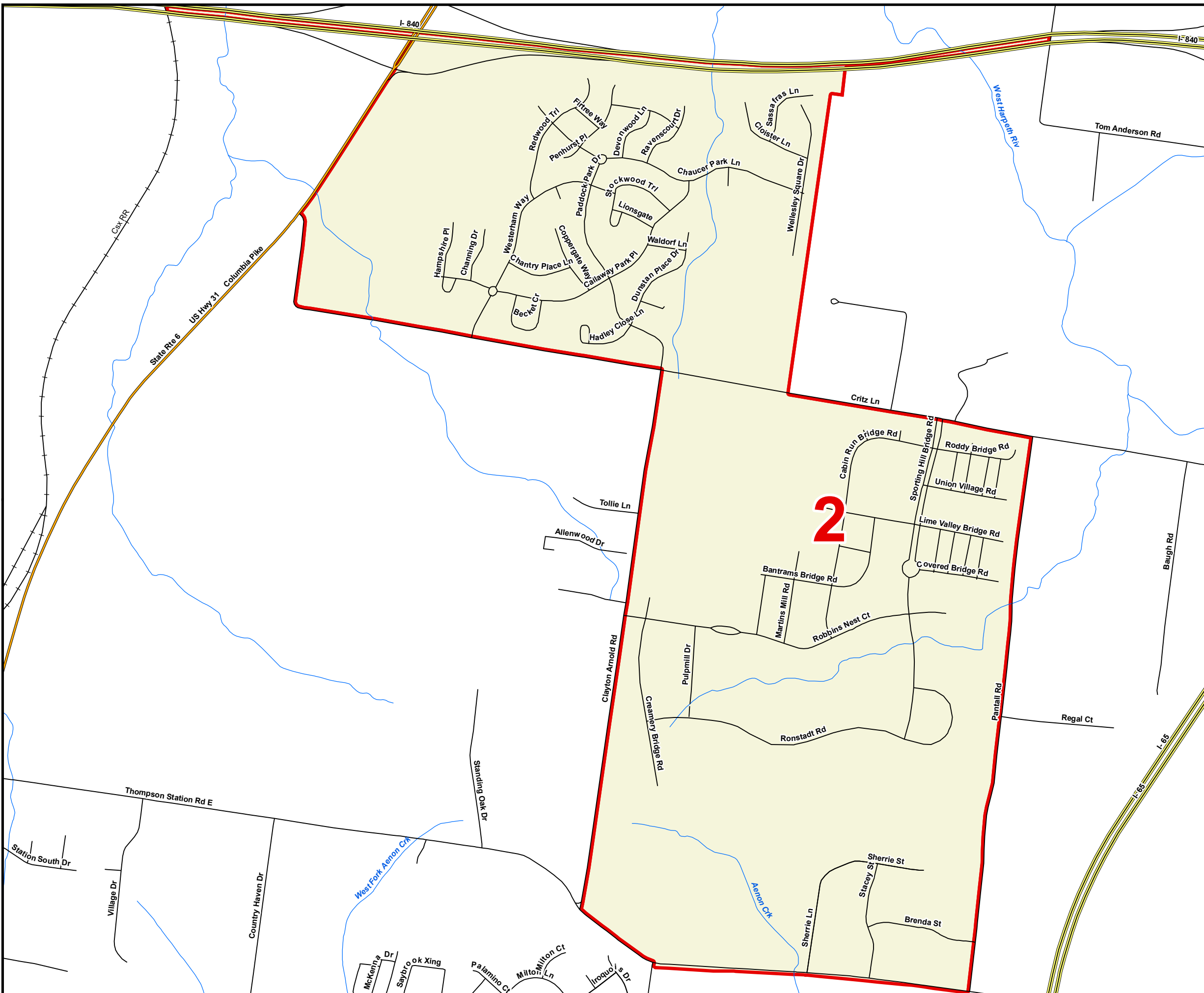
## Ward 2

TOTAL POPULATION	3,862
DEVIATION	120
% DEVIATION	3.2%
WHITE POPULATION	3,383
% WHITE	87.6%
BLACK POPULATION	86
% BLACK	2.2%
OTHER POPULATION	393
% OTHER	10.2%
HISPANIC POPULATION	176
% HISPANIC	4.6%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







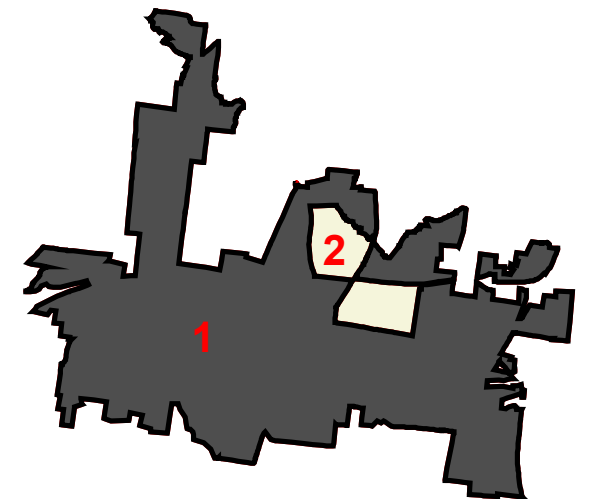


# Thompsons Station 2 Wards Option 2

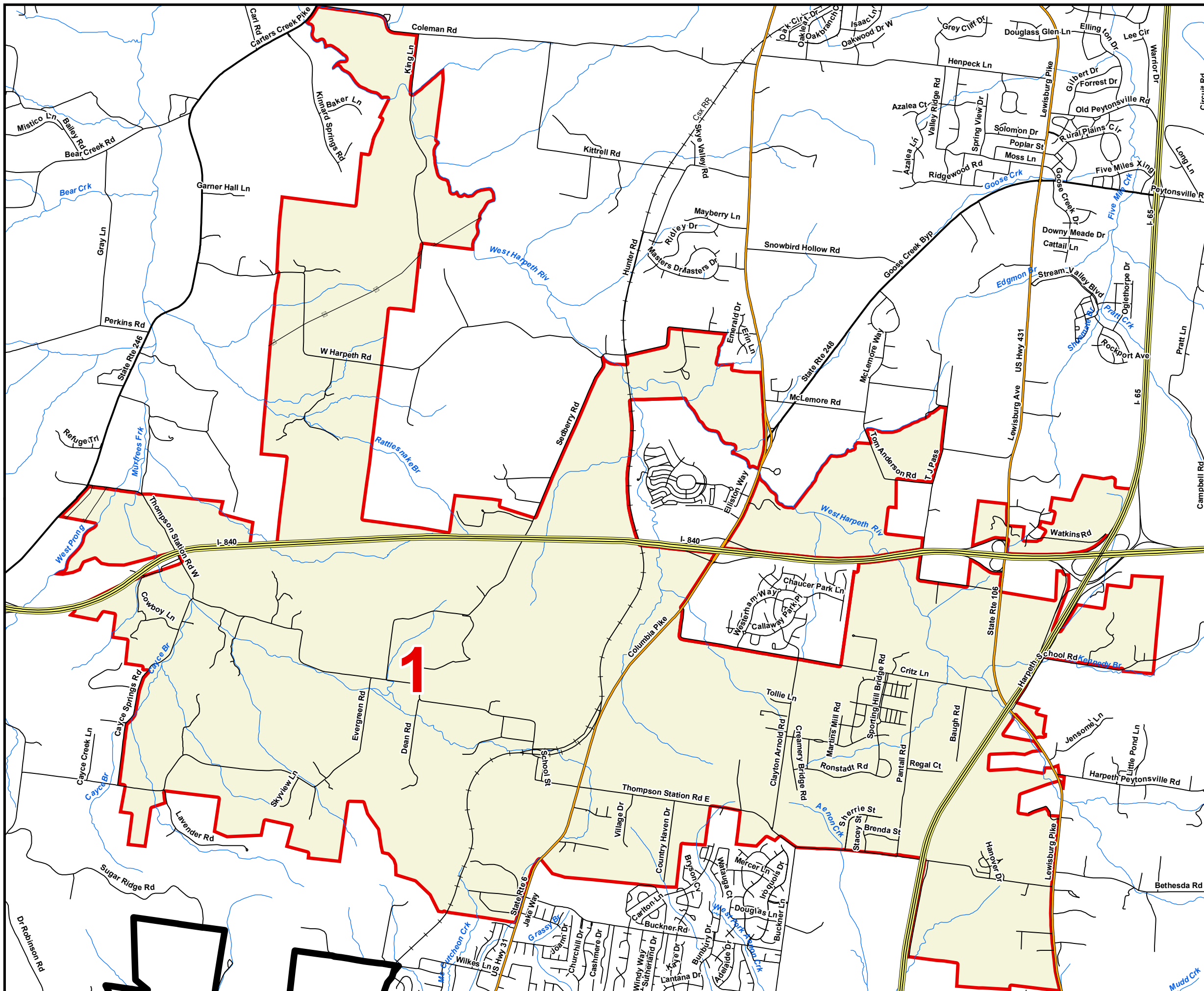
## Ward 1

TOTAL POPULATION	3,503
DEVIATION	-240
% DEVIATION	-6.4%
WHITE POPULATION	2,986
% WHITE	85.2%
BLACK POPULATION	114
% BLACK	3.3%
OTHER POPULATION	403
% OTHER	11.5%
HISPANIC POPULATION	209
% HISPANIC	6%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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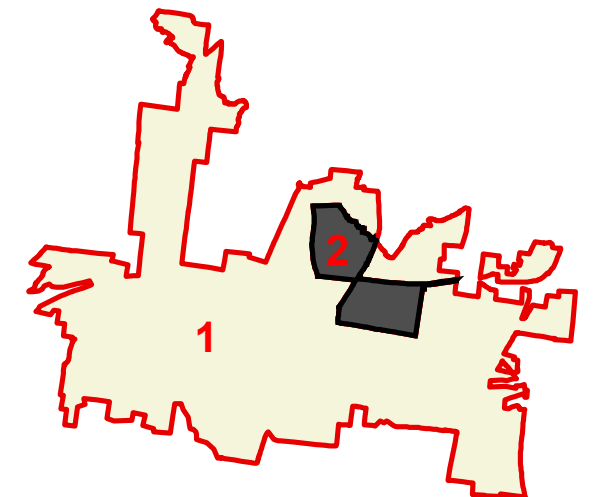


# Thompsons Station 2 Wards Option 2

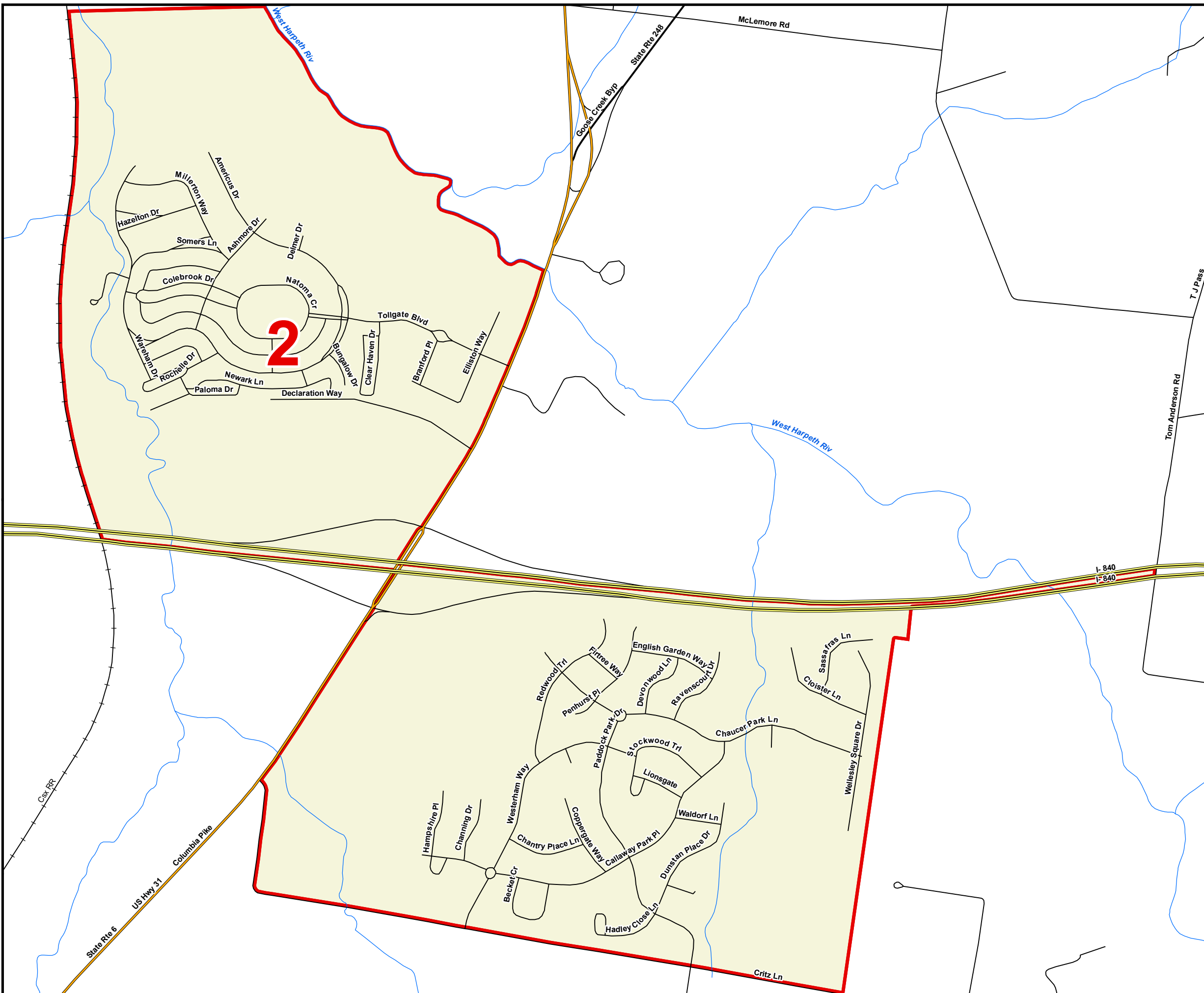
## Ward 2

TOTAL POPULATION	3,982
DEVIATION	240
% DEVIATION	6.4%
WHITE POPULATION	3,581
% WHITE	89.9%
BLACK POPULATION	79
% BLACK	2%
OTHER POPULATION	322
% OTHER	8.1%
HISPANIC POPULATION	188
% HISPANIC	4.7%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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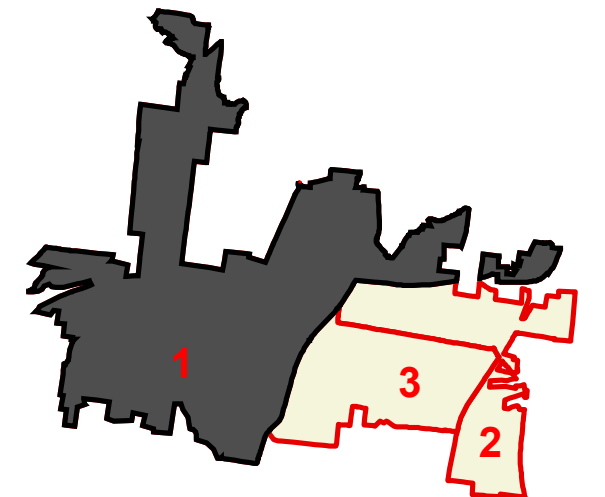




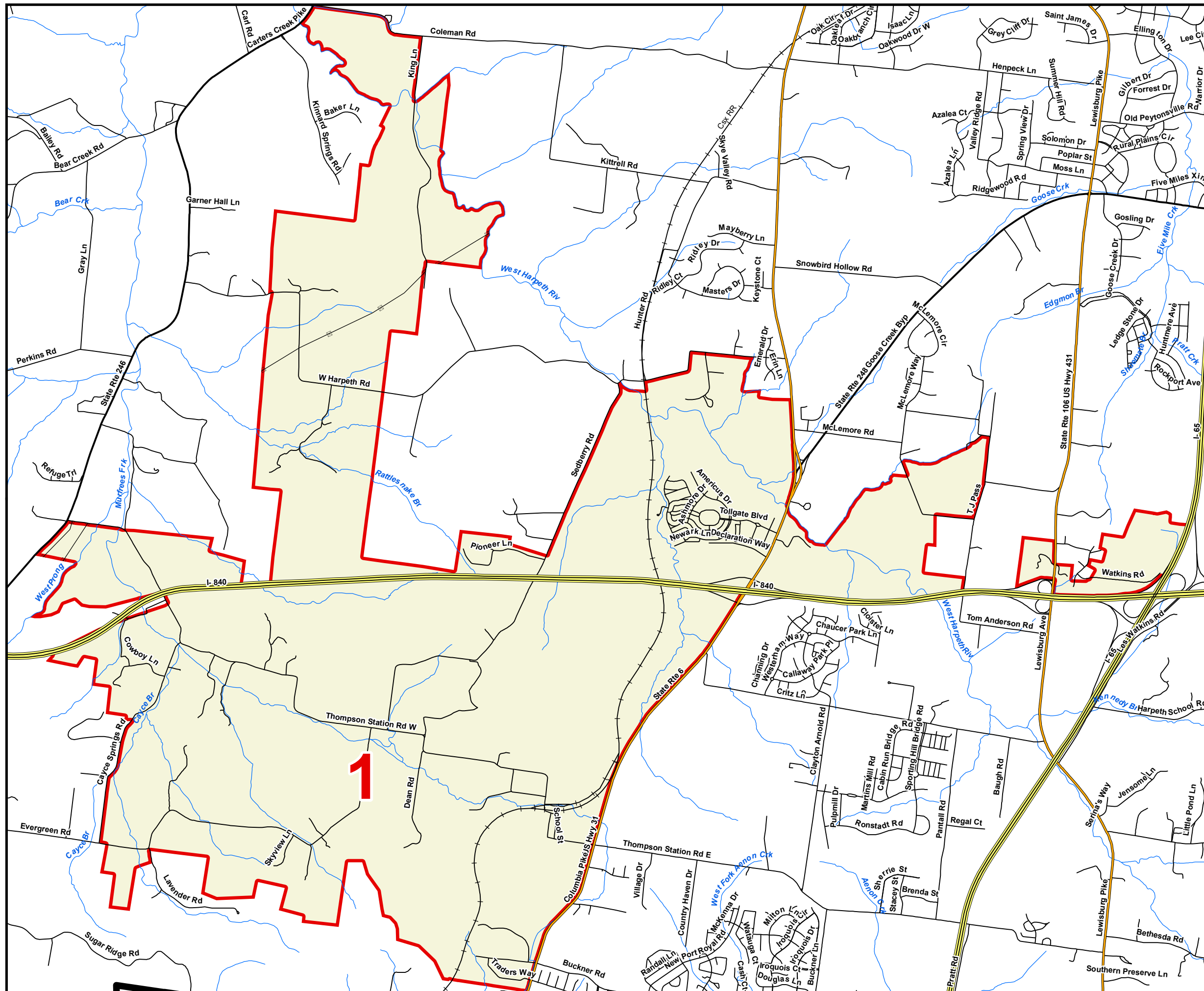
# Thompsons Station 3 Wards 6 Council Districts Option 1 Ward 1

TOTAL POPULATION	2,444
DEVIATION	-51
% DEVIATION	-2%
WHITE POPULATION	2,175
% WHITE	89%
BLACK POPULATION	83
% BLACK	3.4%
OTHER POPULATION	186
% OTHER	7.6%
HISPANIC POPULATION	121
% HISPANIC	5%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













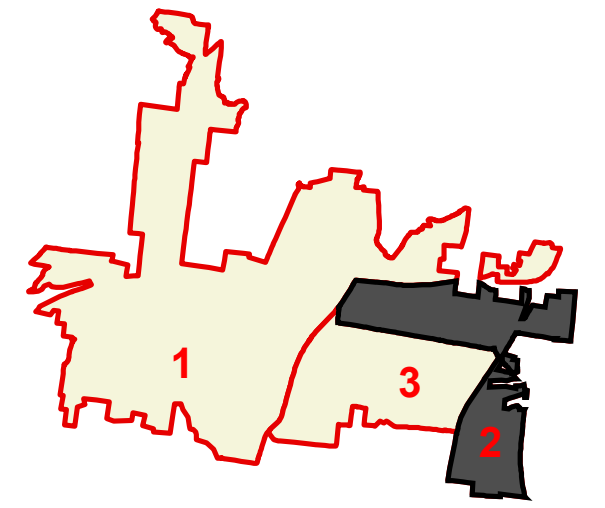
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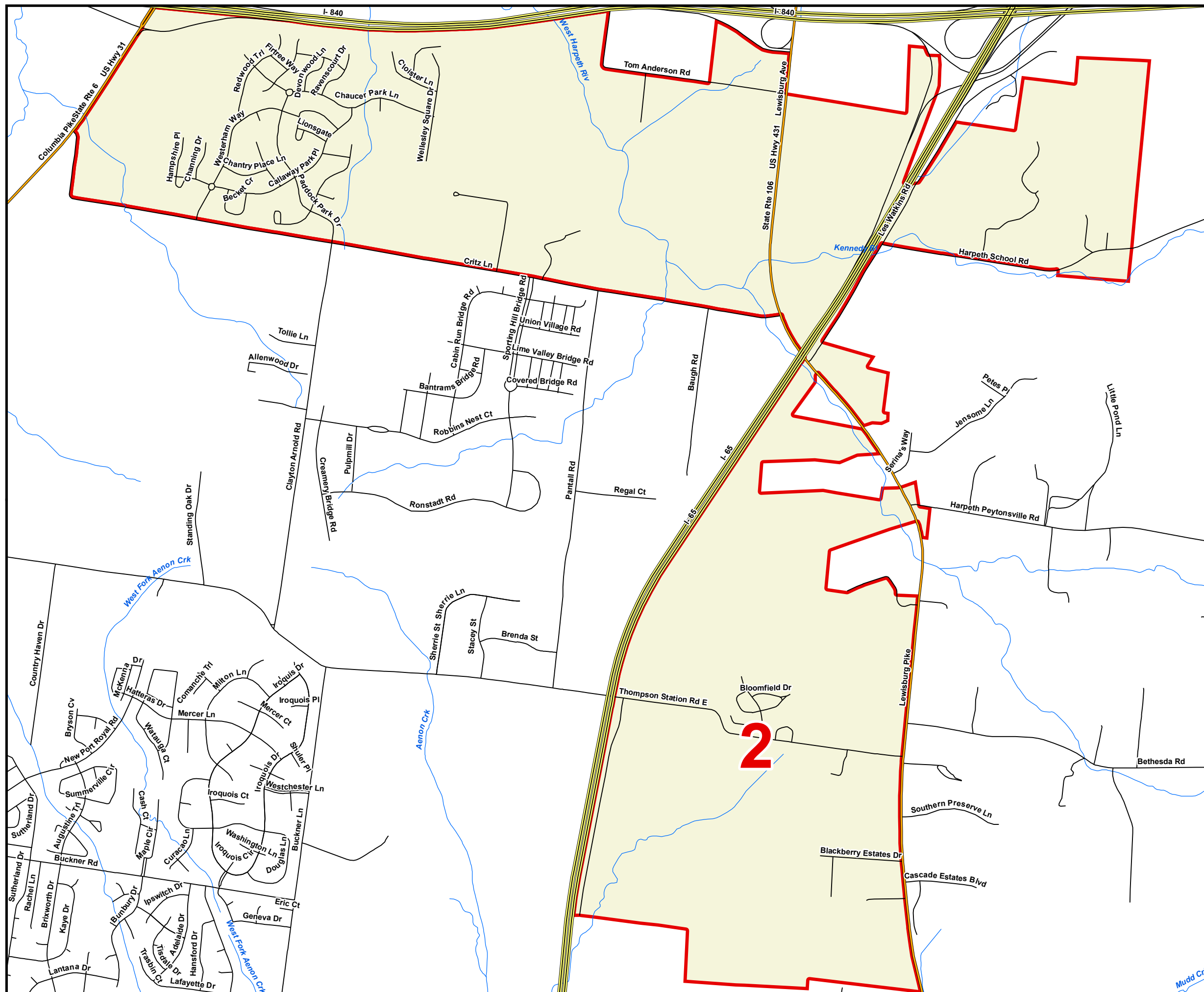
# Thompsons Station 3 Wards 6 Council Districts Option 1 Ward 2

TOTAL POPULATION	2,631
DEVIATION	136
% DEVIATION	5.5%
WHITE POPULATION	2,300
% WHITE	87.4%
BLACK POPULATION	62
% BLACK	2.4%
OTHER POPULATION	269
% OTHER	10.2%
HISPANIC POPULATION	139
% HISPANIC	5.3%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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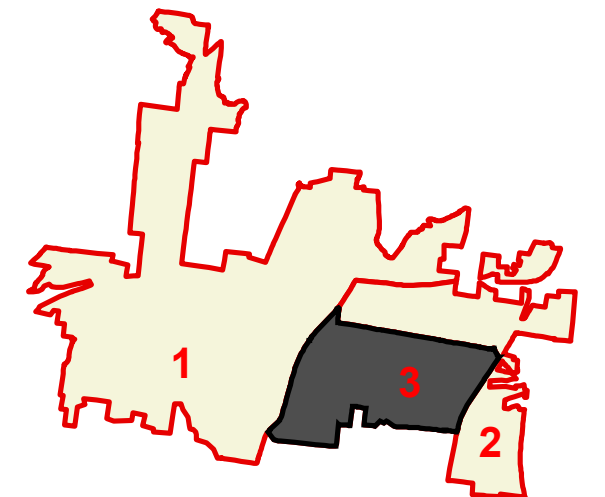




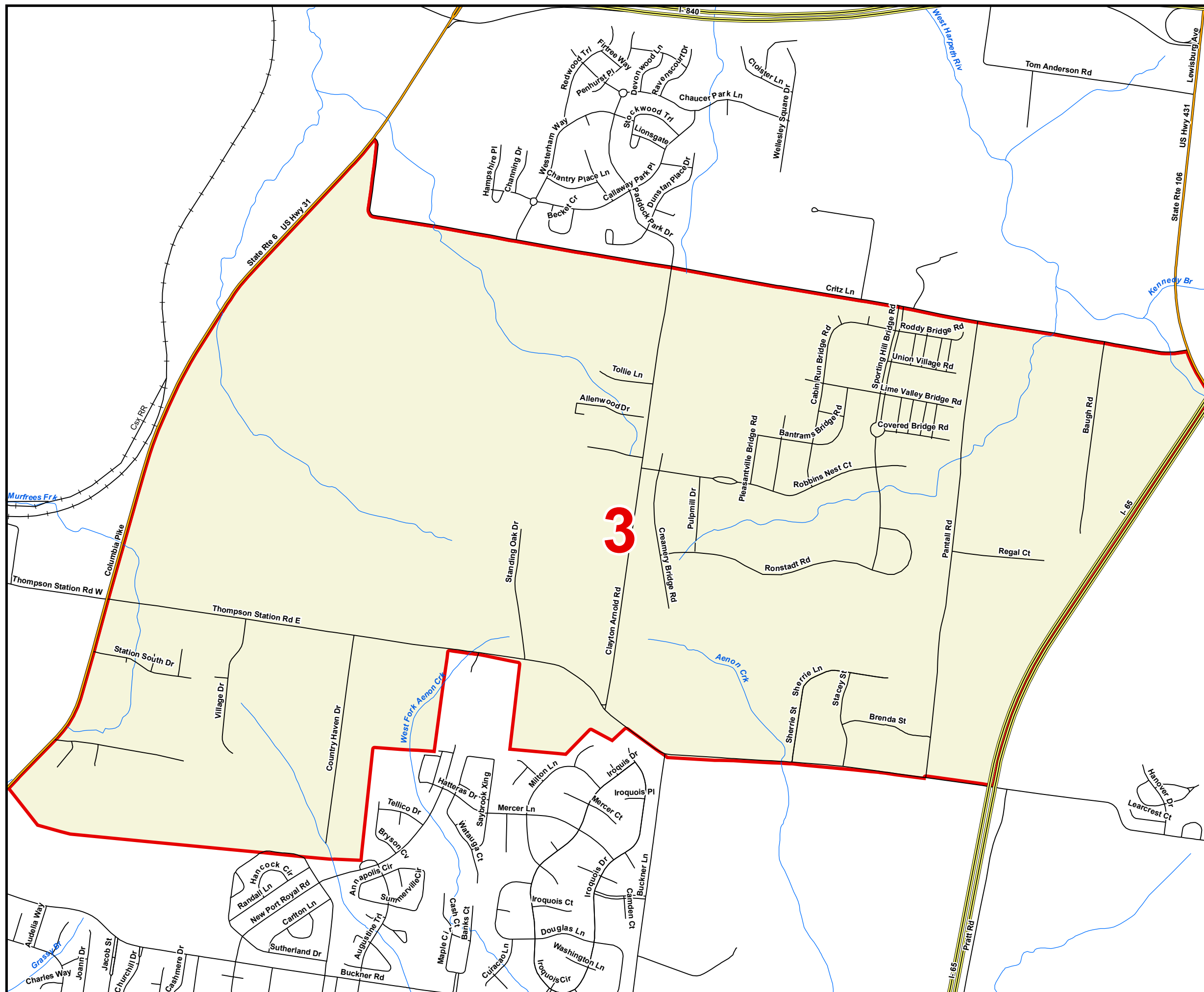
# Thompsons Station 3 Wards 6 Council Districts Option 1 Ward 3

TOTAL POPULATION	2,410
DEVIATION	-85
% DEVIATION	-3.4%
WHITE POPULATION	2,092
% WHITE	86.8%
BLACK POPULATION	48
% BLACK	2%
OTHER POPULATION	270
% OTHER	11.2%
HISPANIC POPULATION	137
% HISPANIC	5.7%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













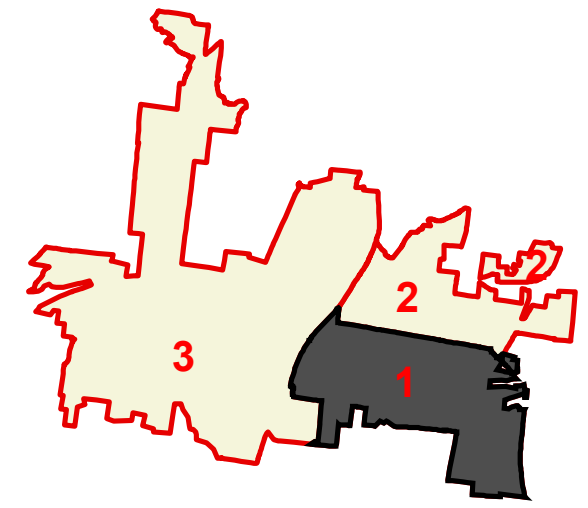
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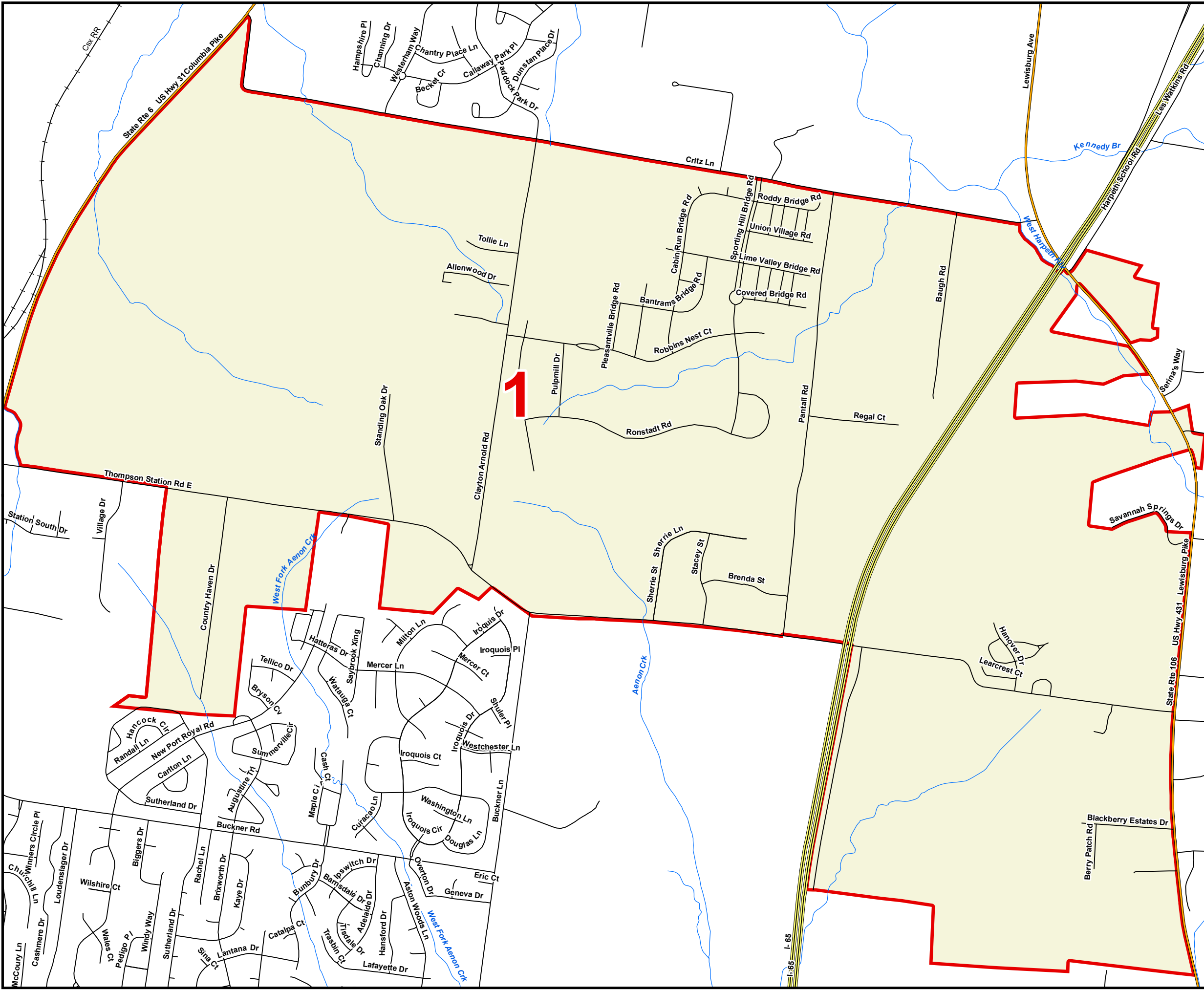
# Thompsons Station 3 Wards 6 Council Districts Option 2 Ward 1

TOTAL POPULATION	2,546
DEVIATION	51
% DEVIATION	2%
WHITE POPULATION	2,203
% WHITE	86.5%
BLACK POPULATION	55
% BLACK	2.2%
OTHER POPULATION	288
% OTHER	11.3%
HISPANIC POPULATION	143
% HISPANIC	5.6%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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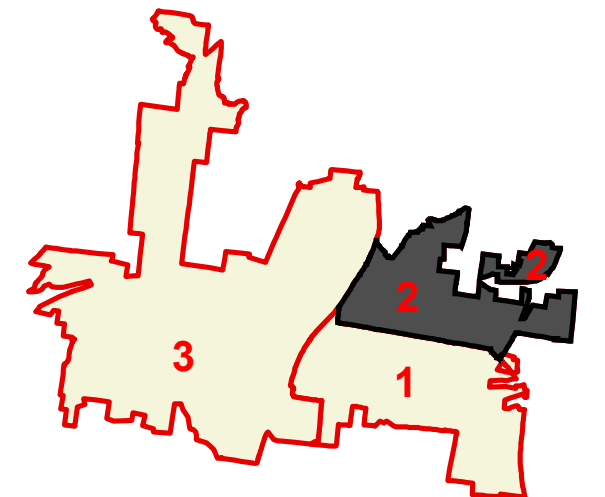




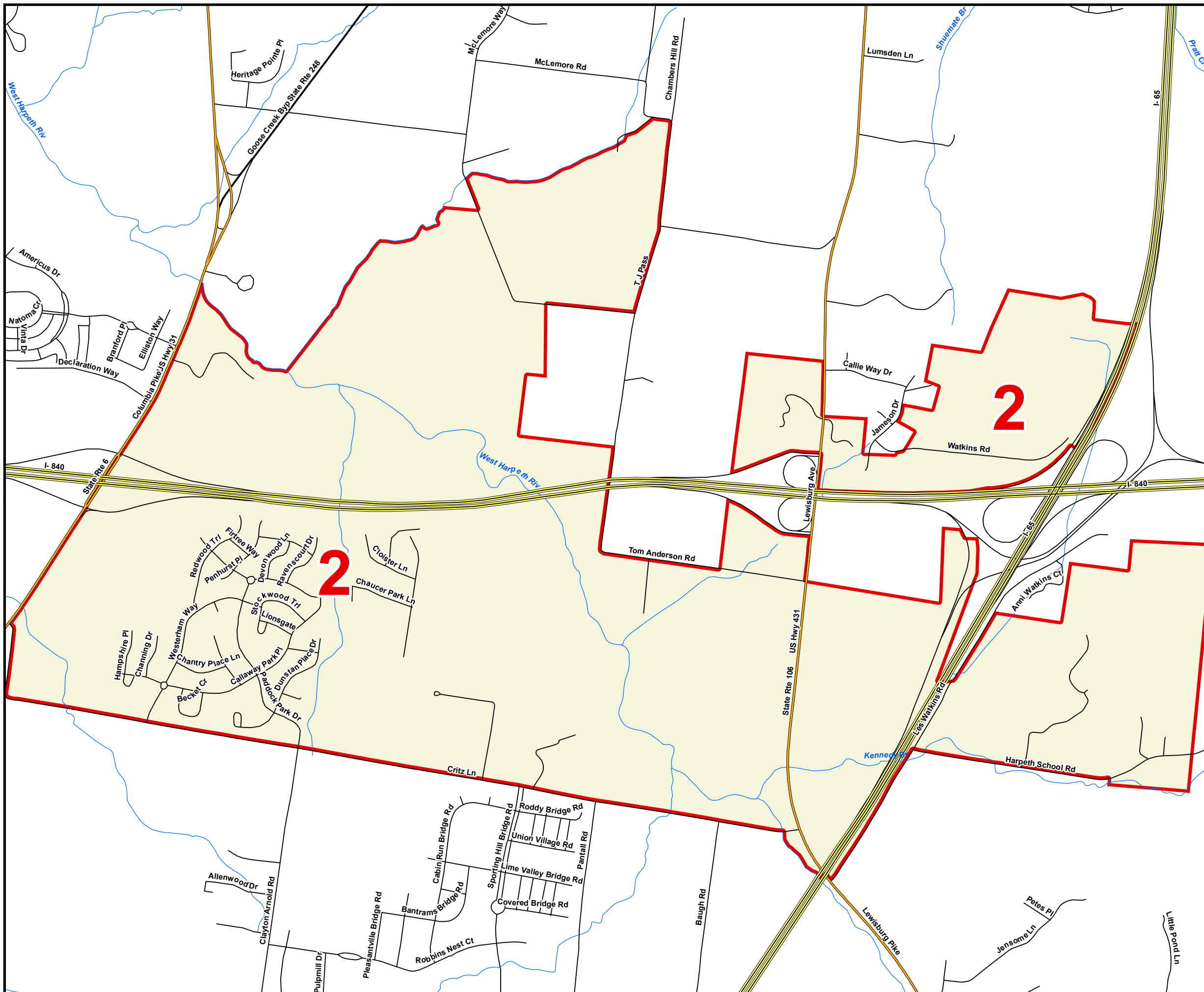
# Thompsons Station 3 Wards 6 Council Districts Option 2 Ward 2

TOTAL POPULATION	2,352
DEVIATION	-143
% DEVIATION	-5.7%
WHITE POPULATION	2,069
% WHITE	88%
BLACK POPULATION	51
% BLACK	2.2%
OTHER POPULATION	232
% OTHER	9.9%
HISPANIC POPULATION	109
% HISPANIC	4.6%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













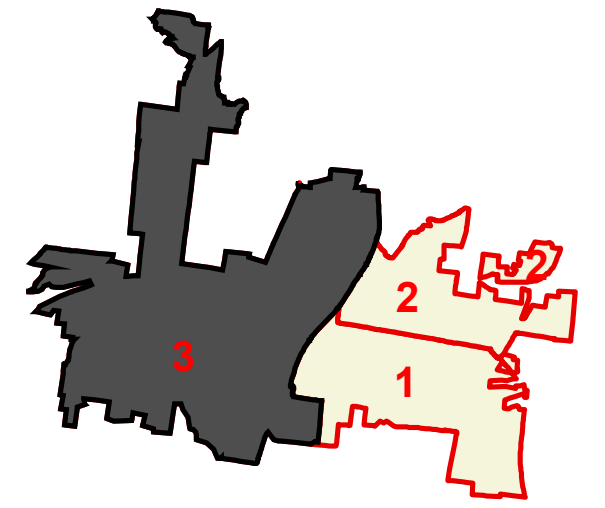
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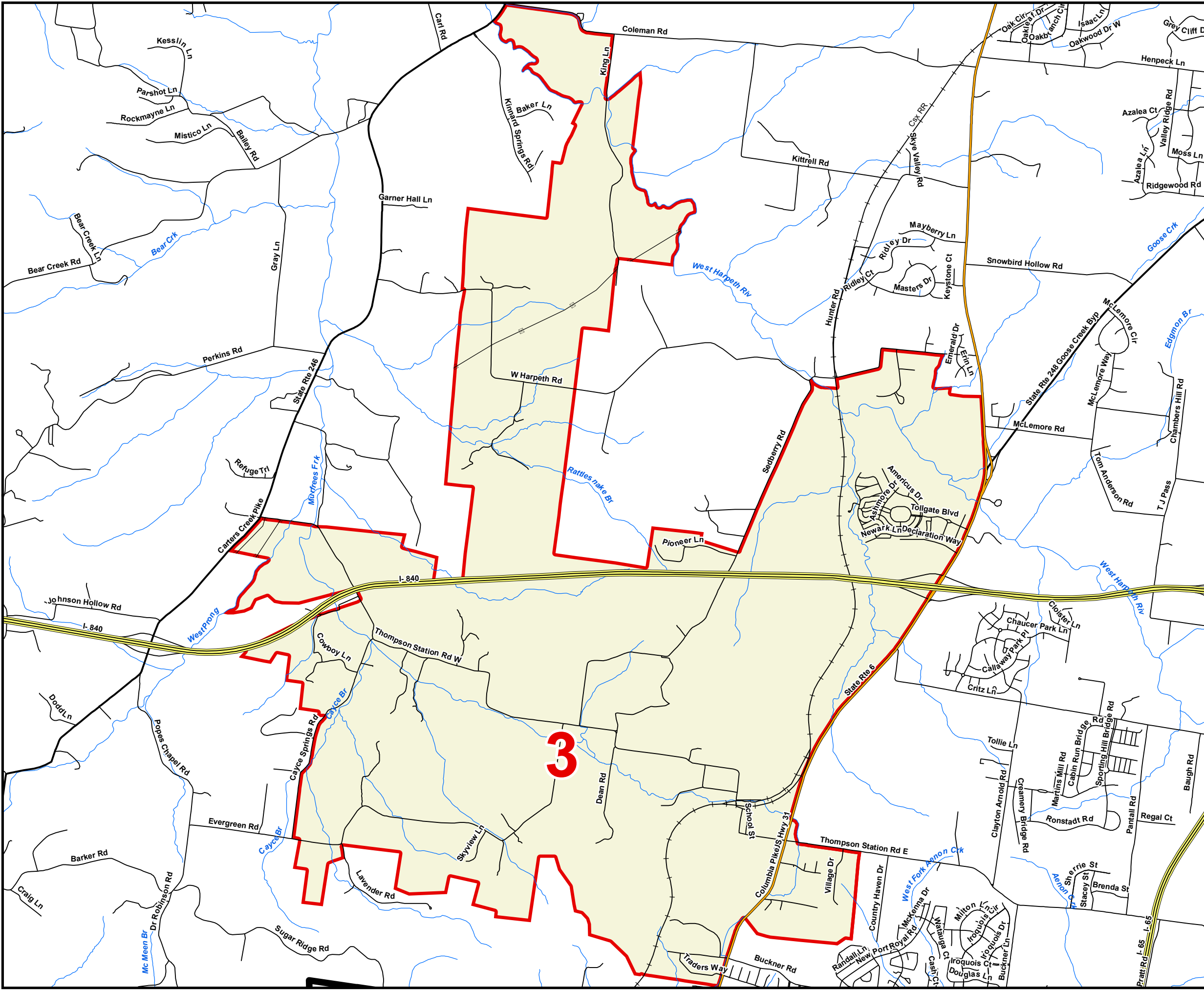
# Thompsons Station 3 Wards 6 Council Districts Option 2 Ward 3

TOTAL POPULATION	2,587
DEVIATION	92
% DEVIATION	3.7%
WHITE POPULATION	2,295
% WHITE	88.7%
BLACK POPULATION	87
% BLACK	3.4%
OTHER POPULATION	205
% OTHER	7.9%
HISPANIC POPULATION	145
% HISPANIC	5.6%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







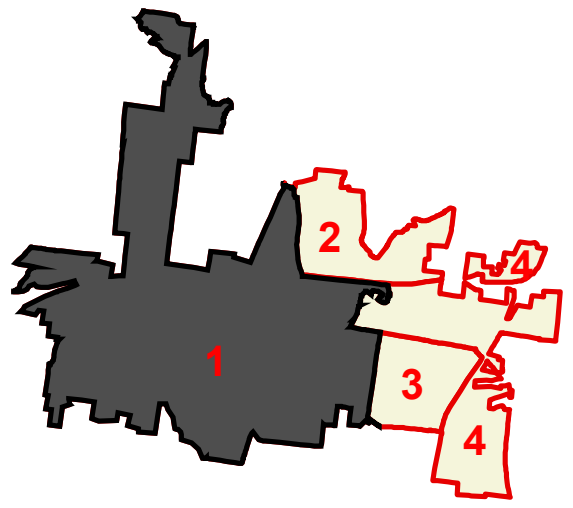


# Thompsons Station 4 Wards Option 1

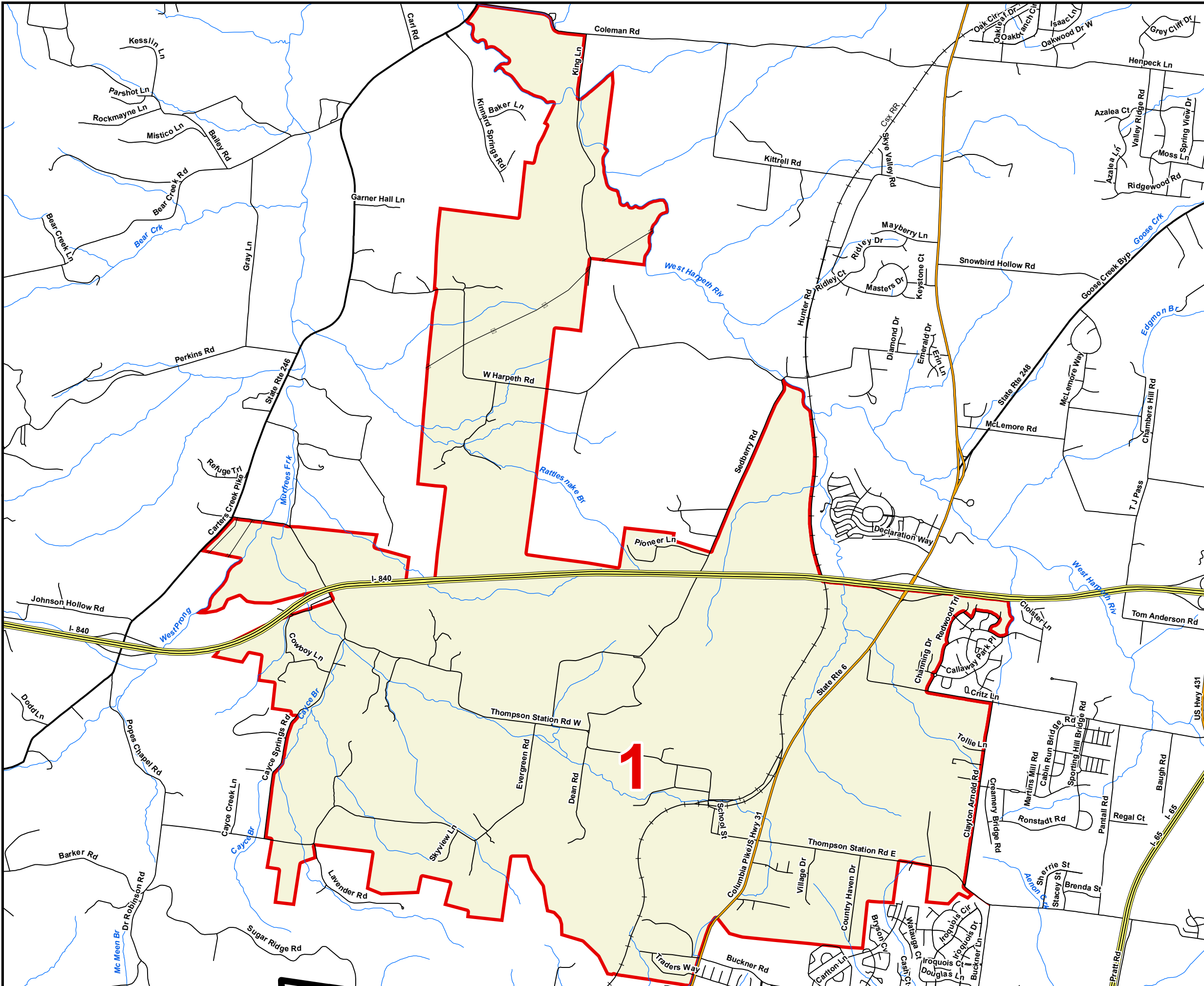
## Ward 1

TOTAL POPULATION	1,885
DEVIATION	14
% DEVIATION	0.7%
WHITE POPULATION	1,644
% WHITE	87.2%
BLACK POPULATION	75
% BLACK	4%
OTHER POPULATION	166
% OTHER	8.8%
HISPANIC POPULATION	95
% HISPANIC	5%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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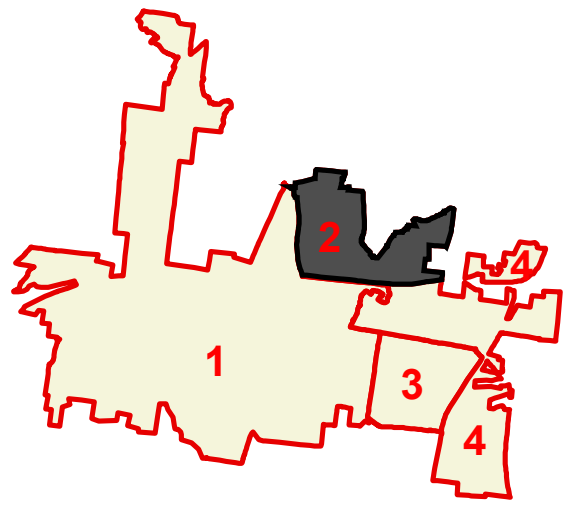


# Thompsons Station 4 Wards Option 1

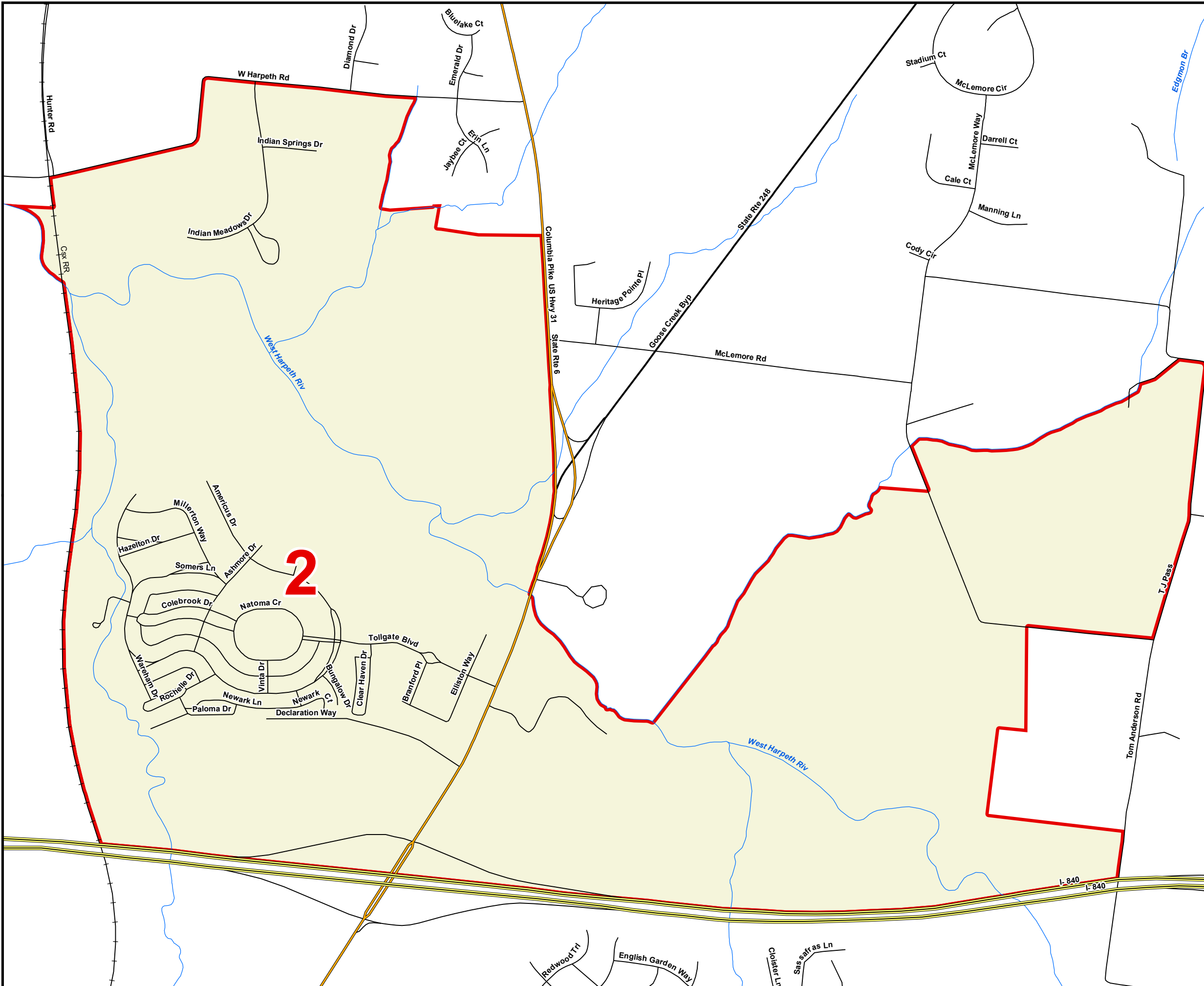
## Ward 2

TOTAL POPULATION	1,852
DEVIATION	-19
% DEVIATION	-1%
WHITE POPULATION	1,695
% WHITE	91.5%
BLACK POPULATION	31
% BLACK	1.7%
OTHER POPULATION	126
% OTHER	6.8%
HISPANIC POPULATION	94
% HISPANIC	5.1%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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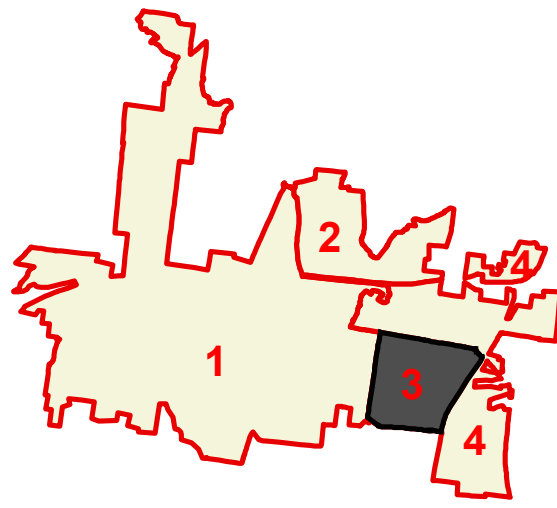


# Thompsons Station 4 Wards Option 1

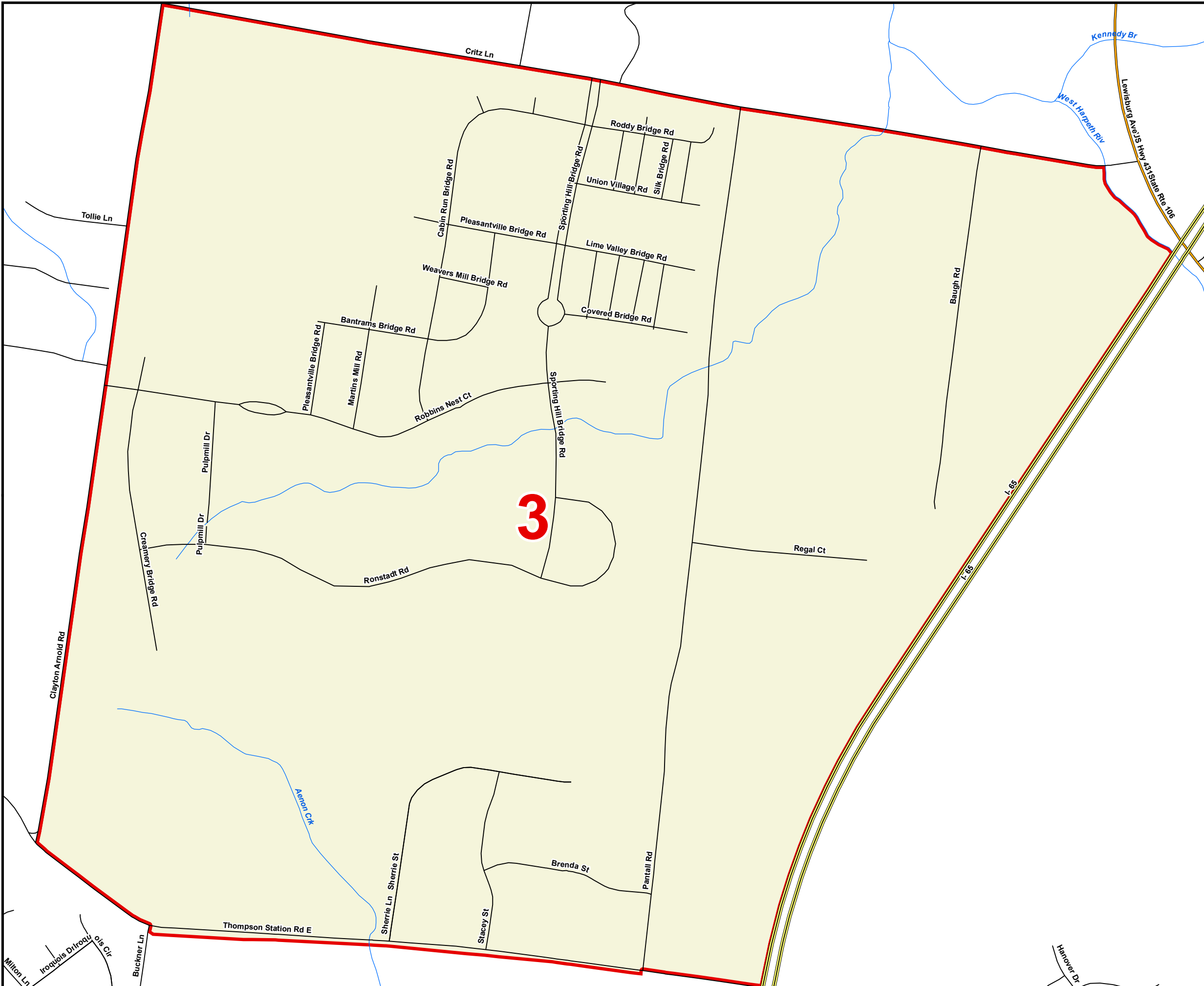
## Ward 3

TOTAL POPULATION	1,821
DEVIATION	-50
% DEVIATION	-2.7%
WHITE POPULATION	1,570
% WHITE	86.2%
BLACK POPULATION	38
% BLACK	2.1%
OTHER POPULATION	213
% OTHER	11.7%
HISPANIC POPULATION	85
% HISPANIC	4.7%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







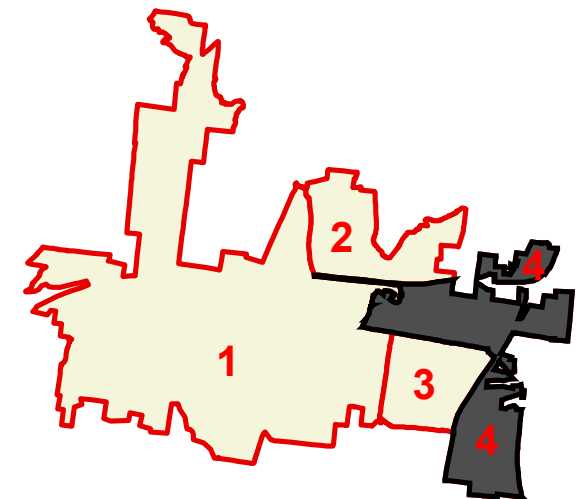


# Thompsons Station 4 Wards Option 1

## Ward 4

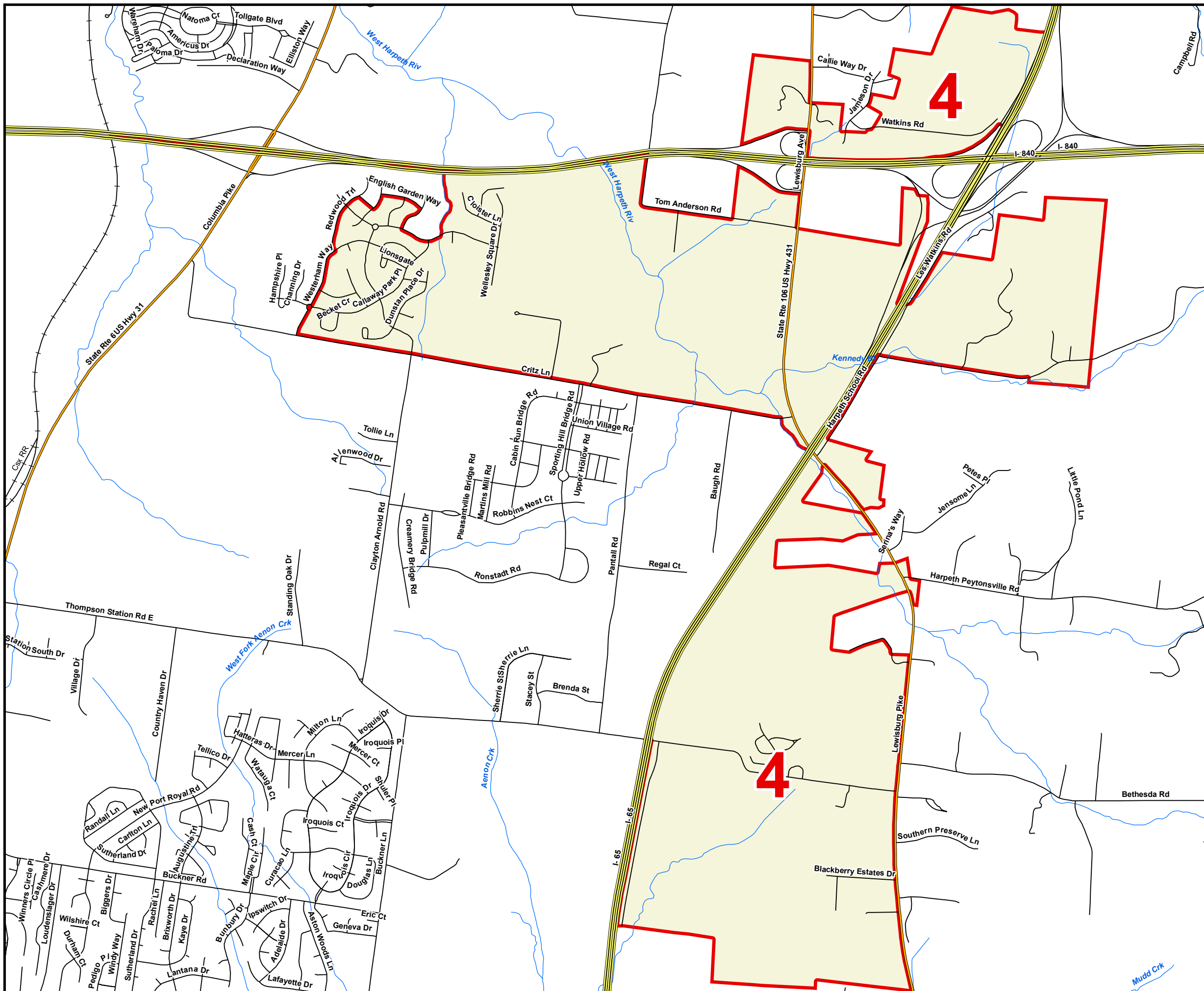
TOTAL POPULATION	1,927
DEVIATION	56
% DEVIATION	3%
WHITE POPULATION	1,658
% WHITE	86%
BLACK POPULATION	49
% BLACK	2.5%
OTHER POPULATION	220
% OTHER	11.4%
HISPANIC POPULATION	123
% HISPANIC	6.4%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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





Created On: 10/19/2021

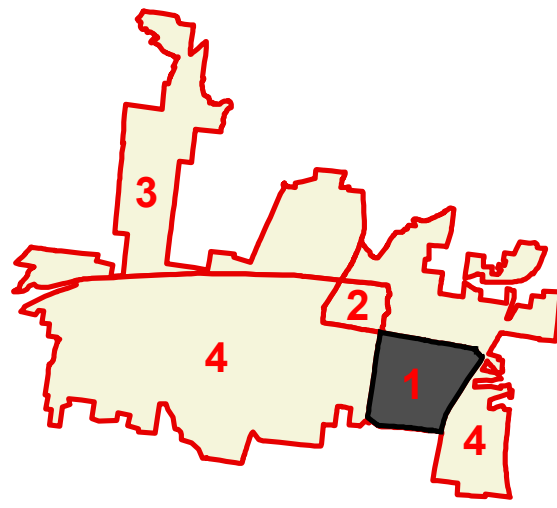


# Thompsons Station 4 Wards Option 2

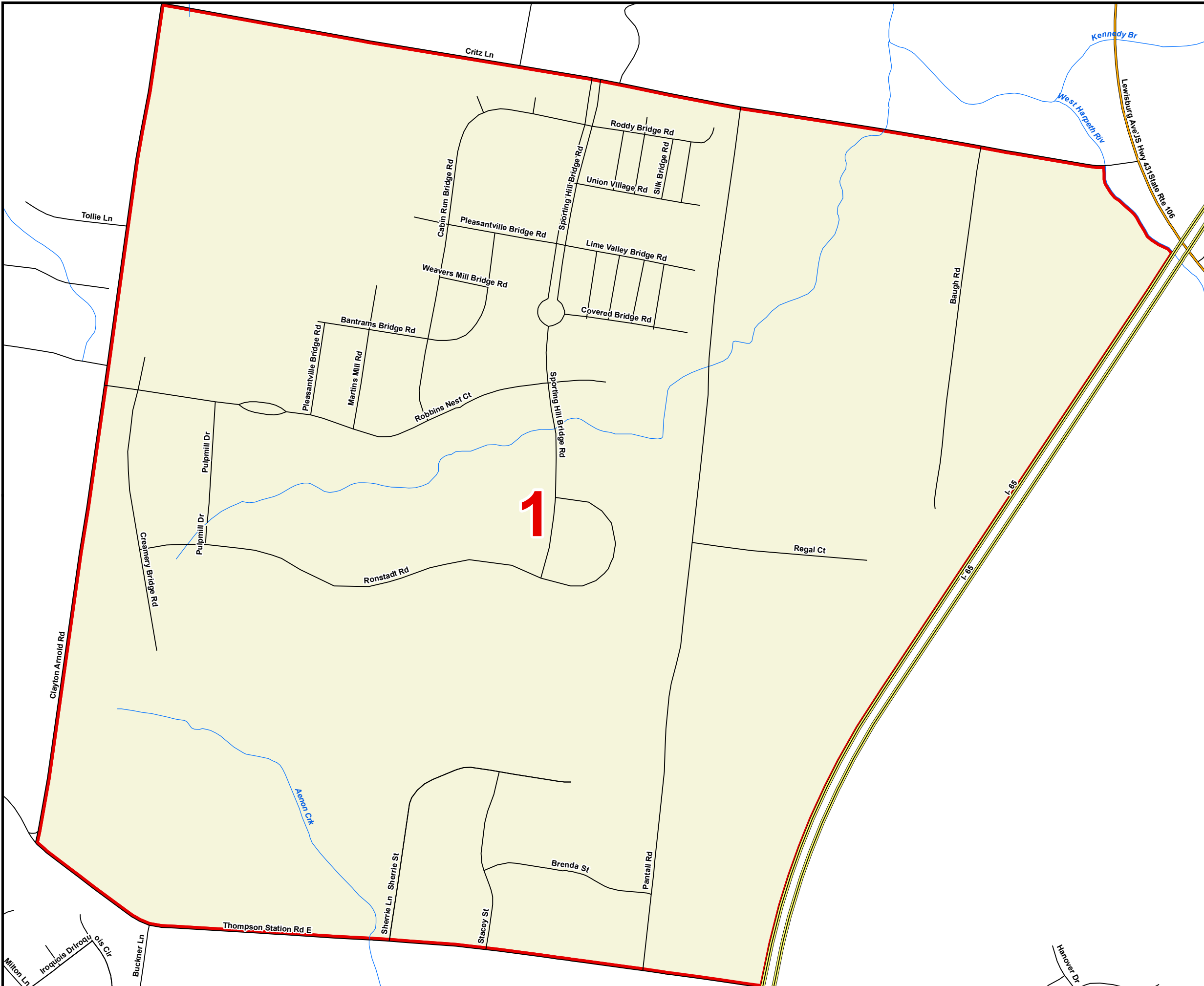
## Ward 1

TOTAL POPULATION	1,821
DEVIATION	-50
% DEVIATION	-2.7%
WHITE POPULATION	1,570
% WHITE	86.2%
BLACK POPULATION	38
% BLACK	2.1%
OTHER POPULATION	213
% OTHER	11.7%
HISPANIC POPULATION	85
% HISPANIC	4.7%

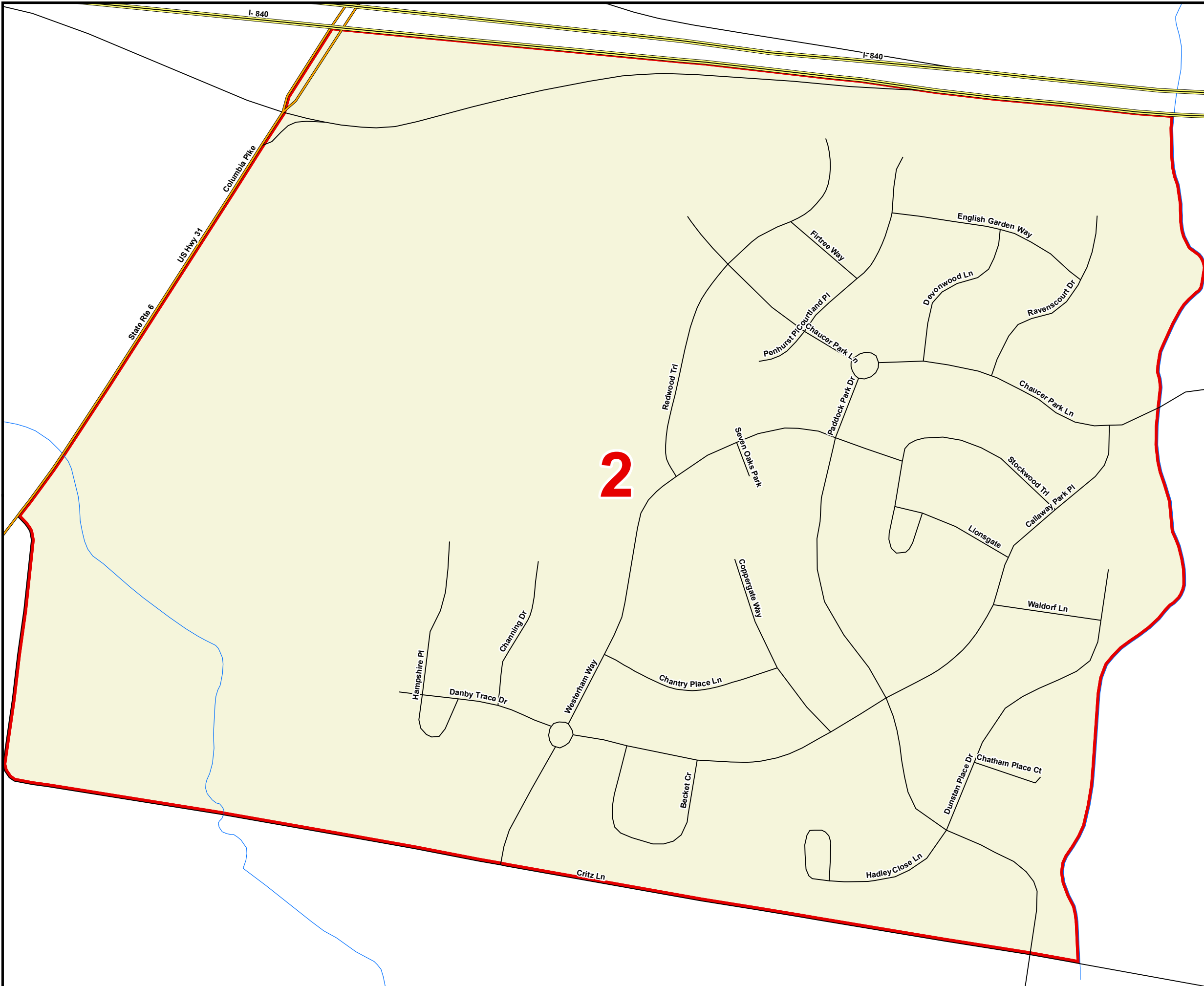
-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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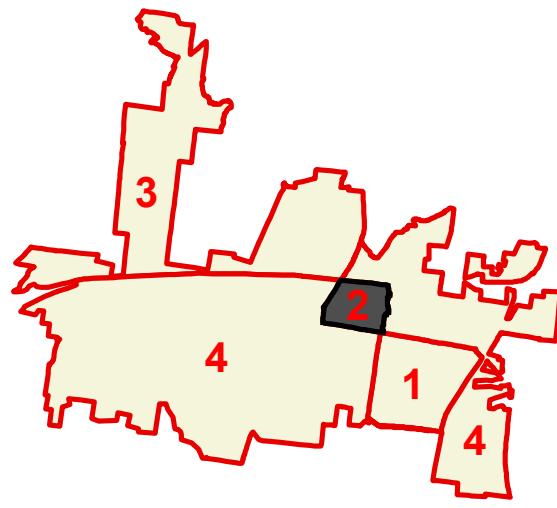
# Thompsons Station 4 Wards Option 2



## Ward 2

TOTAL POPULATION	1,975
DEVIATION	104
% DEVIATION	5.5%
WHITE POPULATION	1,731
% WHITE	87.6%
BLACK POPULATION	45
% BLACK	2.3%
OTHER POPULATION	199
% OTHER	10.1%
HISPANIC POPULATION	93
% HISPANIC	4.7%

- Wards
- Interstates
- U.S. Highway
- State Highway
- Local Roads
- Railroads
- Pipeline (Incomplete)
- Powerline (Incomplete)
- Stream
- City, Town**
- City, Town













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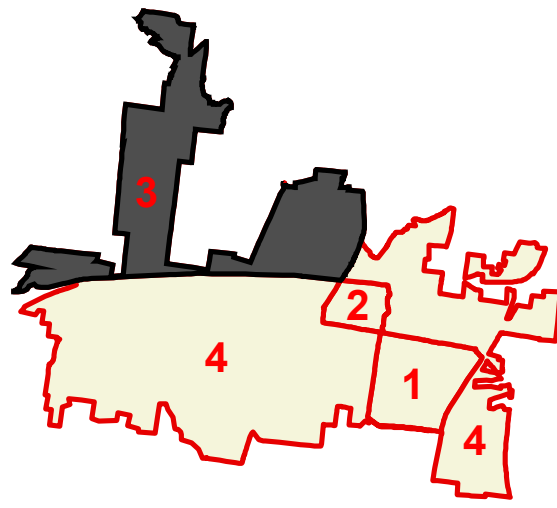


# Thompsons Station 4 Wards Option 2

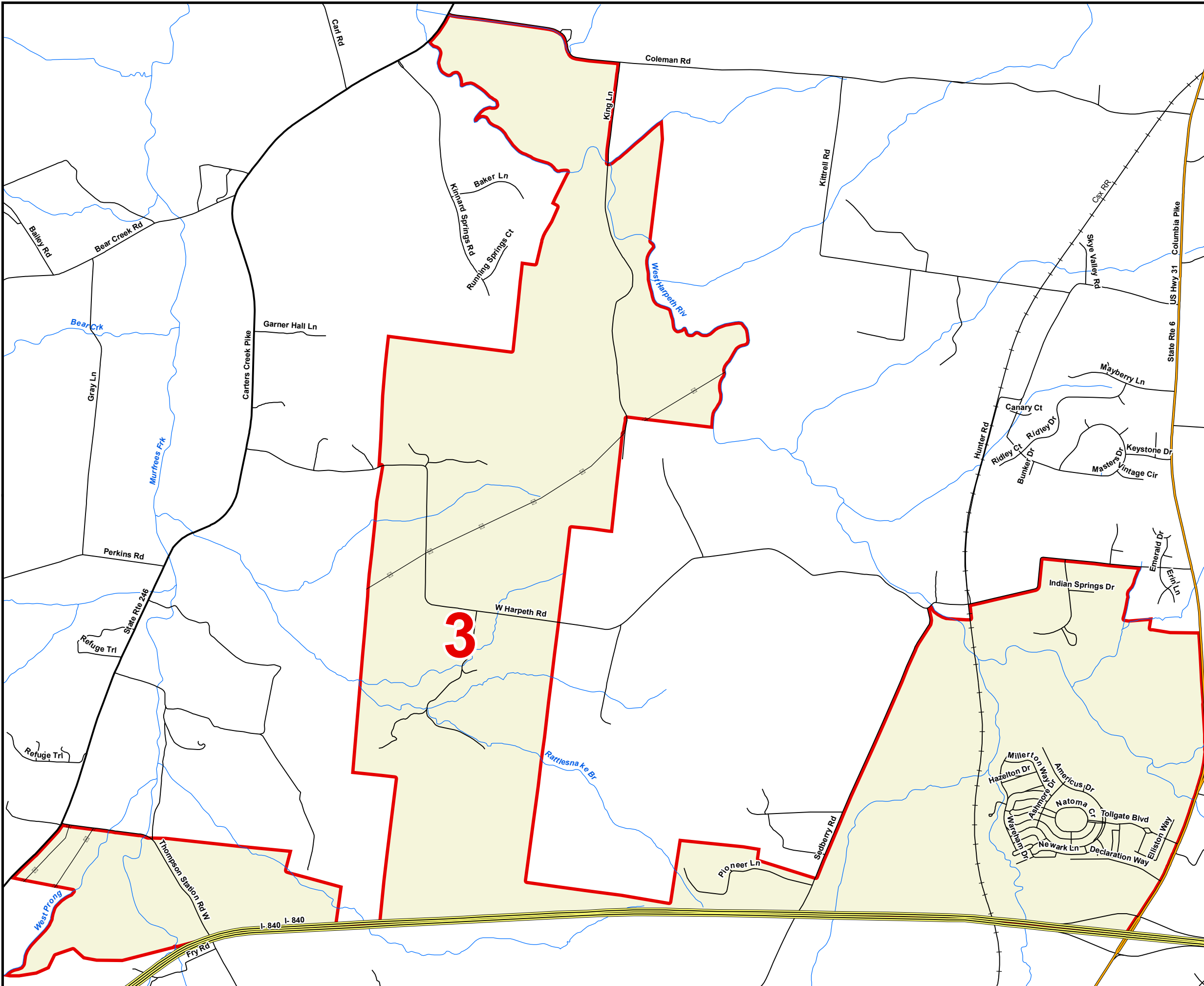
## Ward 3

TOTAL POPULATION	1,857
DEVIATION	-14
% DEVIATION	-0.8%
WHITE POPULATION	1,699
% WHITE	91.5%
BLACK POPULATION	31
% BLACK	1.7%
OTHER POPULATION	127
% OTHER	6.8%
HISPANIC POPULATION	97
% HISPANIC	5.2%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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# Thompsons Station 4 Wards Option 2

## Ward 4

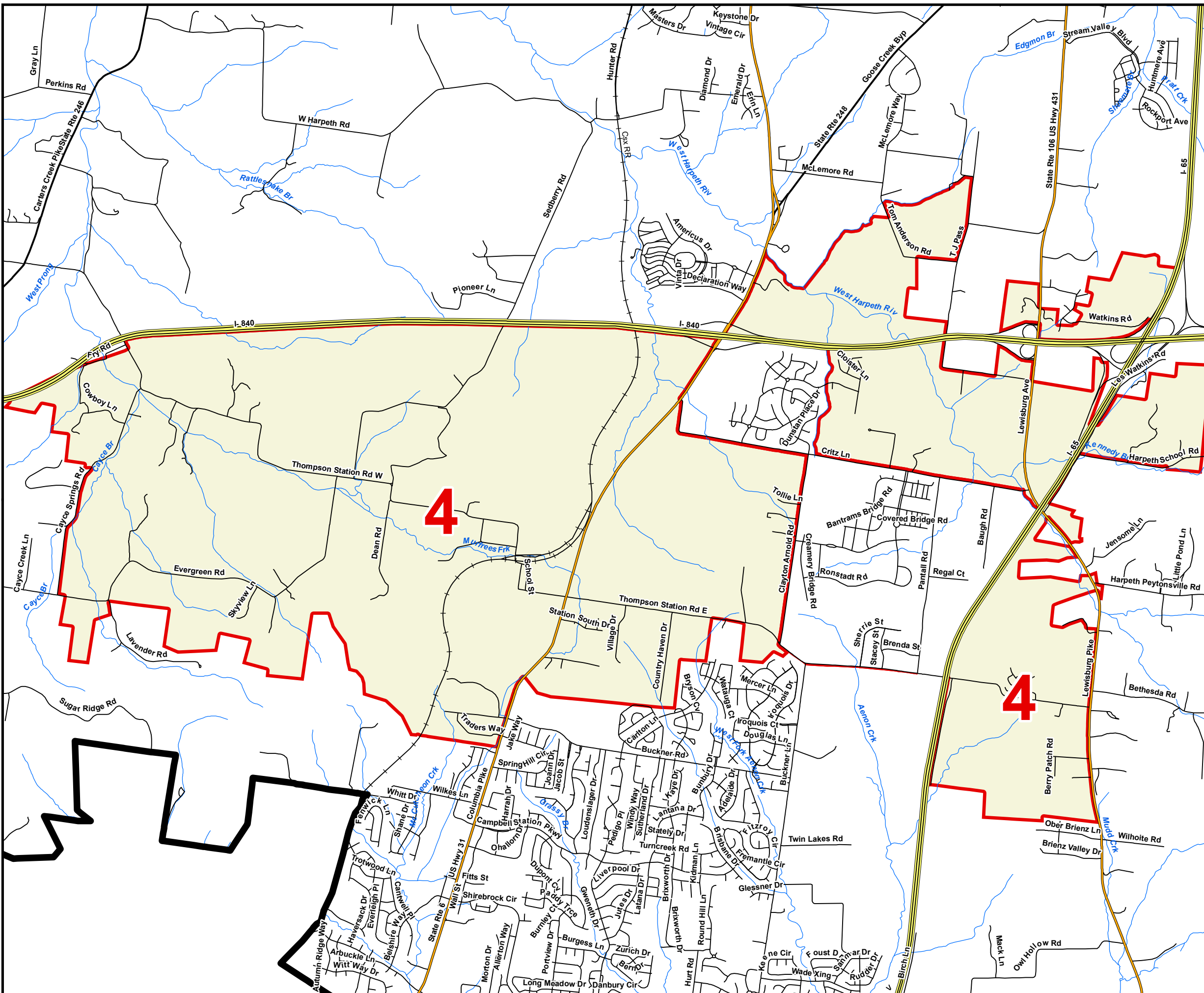
TOTAL POPULATION	1,832
DEVIATION	-39
% DEVIATION	-2.1%
WHITE POPULATION	1,567
% WHITE	85.5%
BLACK POPULATION	79
% BLACK	4.3%
OTHER POPULATION	186
% OTHER	10.2%
HISPANIC POPULATION	122
% HISPANIC	6.7%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







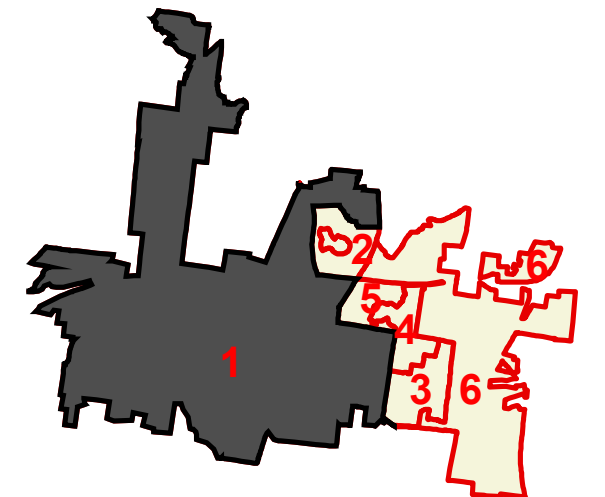


# Thompsons Station 6 Wards

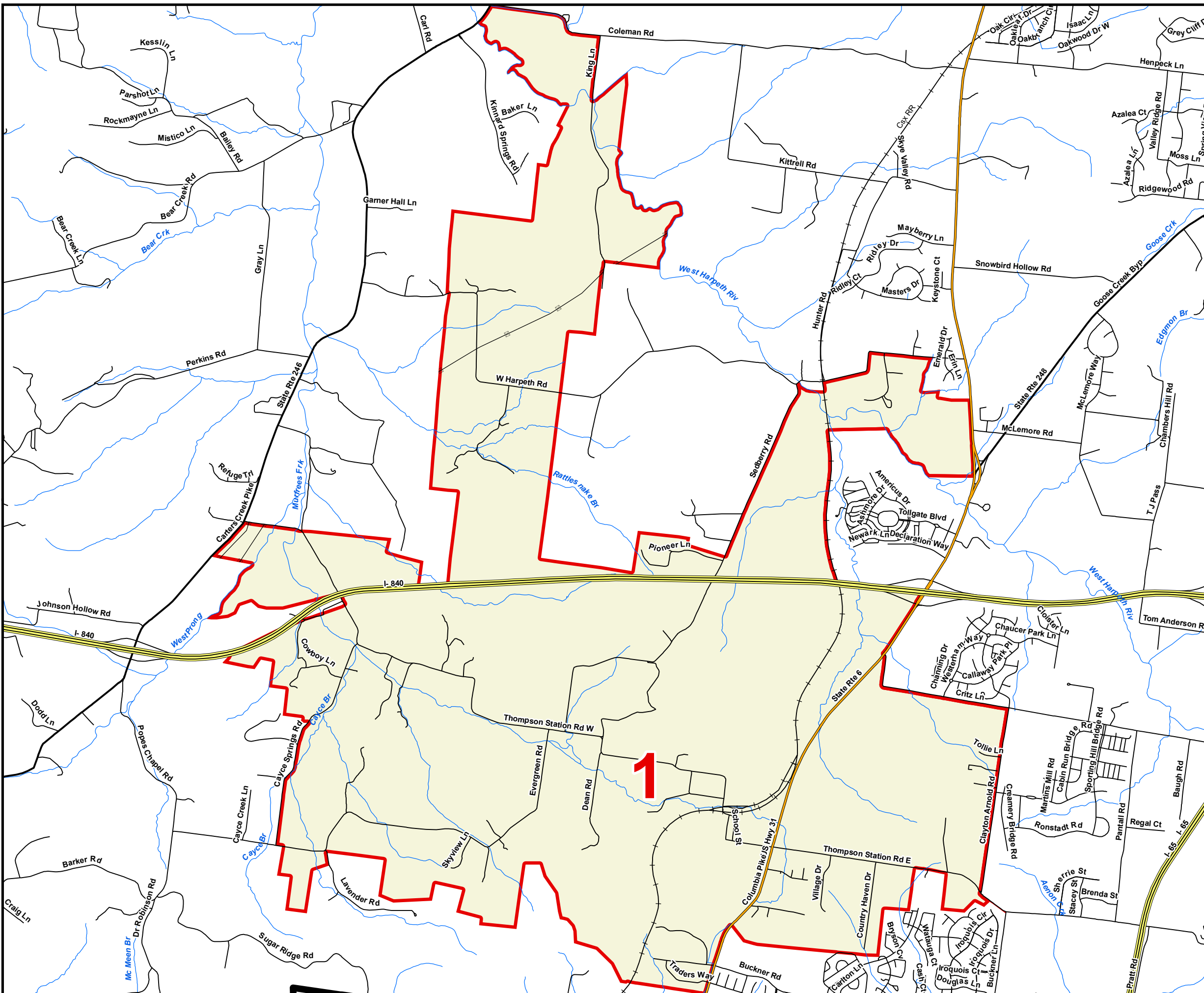
## Ward 1

TOTAL POPULATION	1,179
DEVIATION	-69
% DEVIATION	-5.5%
WHITE POPULATION	1,000
% WHITE	84.8%
BLACK POPULATION	62
% BLACK	5.3%
OTHER POPULATION	117
% OTHER	9.9%
HISPANIC POPULATION	79
% HISPANIC	6.7%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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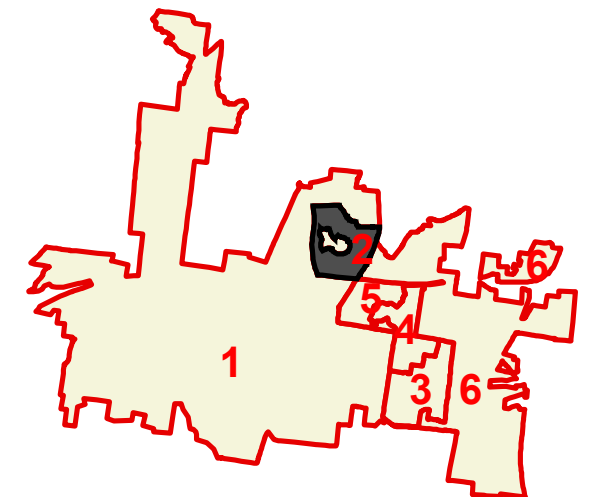


# Thompsons Station 6 Wards

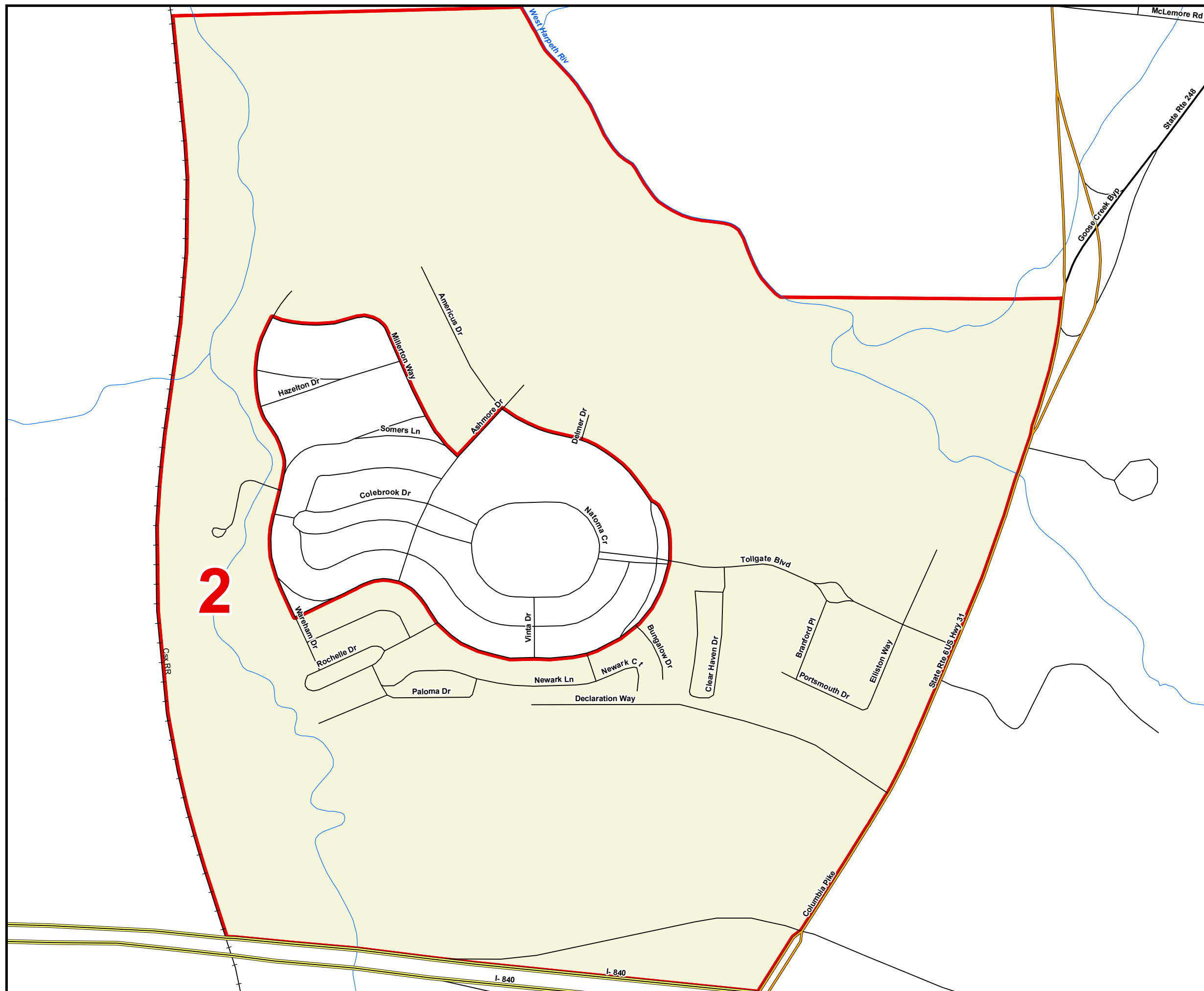
## Ward 2

TOTAL POPULATION	1,237
DEVIATION	-11
% DEVIATION	-0.8%
WHITE POPULATION	1,141
% WHITE	92.2%
BLACK POPULATION	25
% BLACK	2%
OTHER POPULATION	71
% OTHER	5.7%
HISPANIC POPULATION	67
% HISPANIC	5.4%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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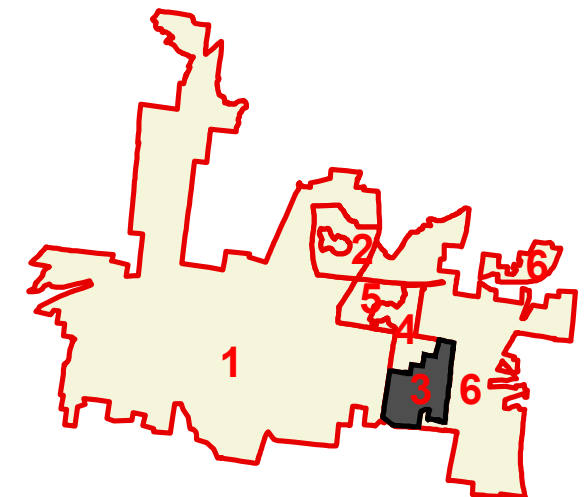


# Thompsons Station 6 Wards

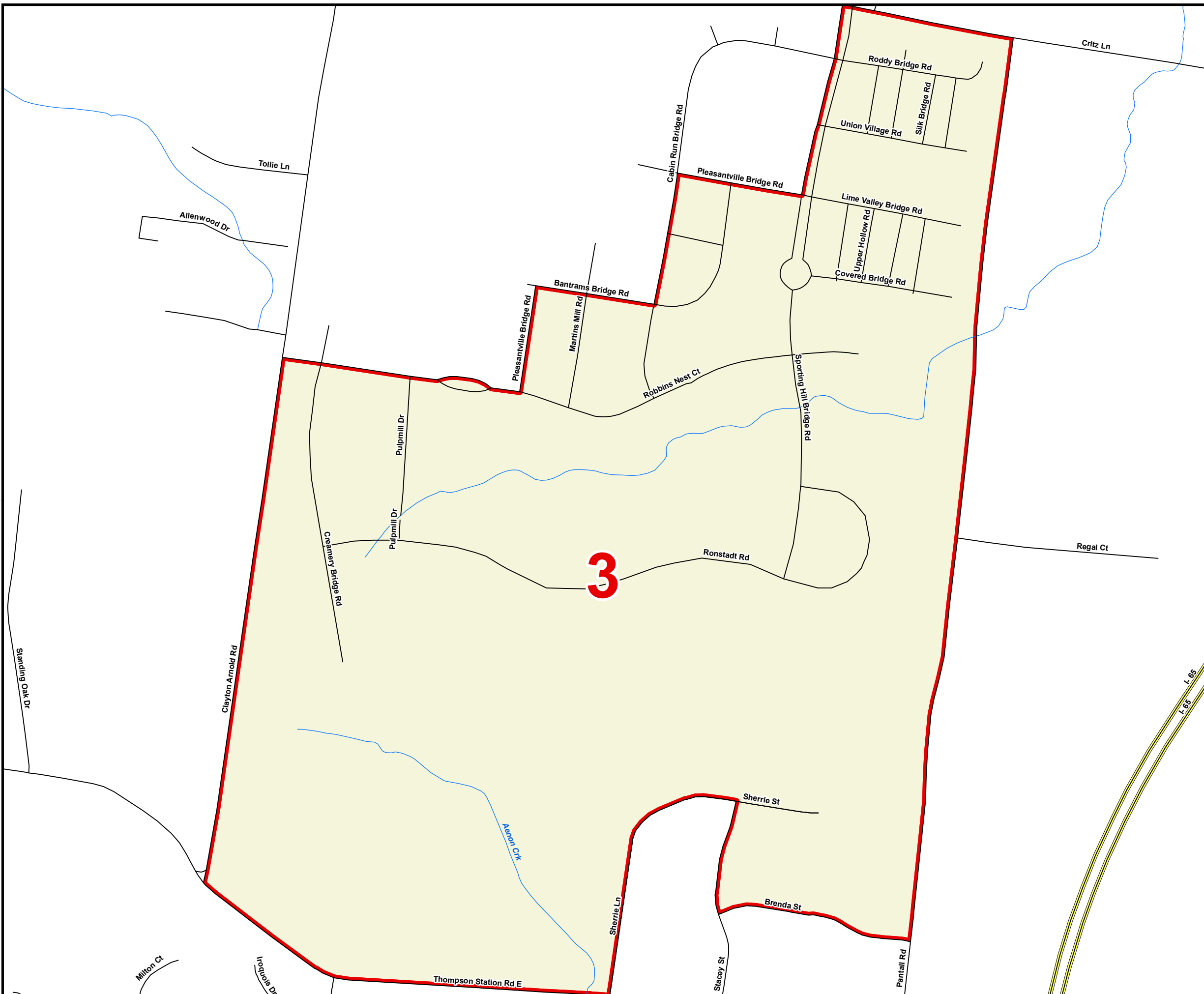
## Ward 3

TOTAL POPULATION	1,254
DEVIATION	7
% DEVIATION	0.5%
WHITE POPULATION	1,076
% WHITE	85.8%
BLACK POPULATION	34
% BLACK	2.7%
OTHER POPULATION	144
% OTHER	11.5%
HISPANIC POPULATION	68
% HISPANIC	5.4%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town













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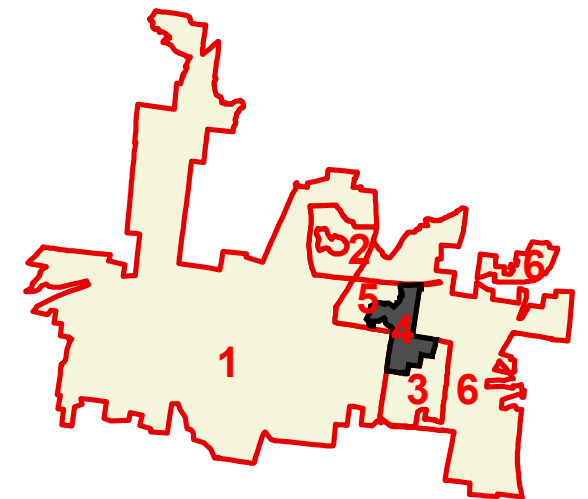


# Thompsons Station 6 Wards

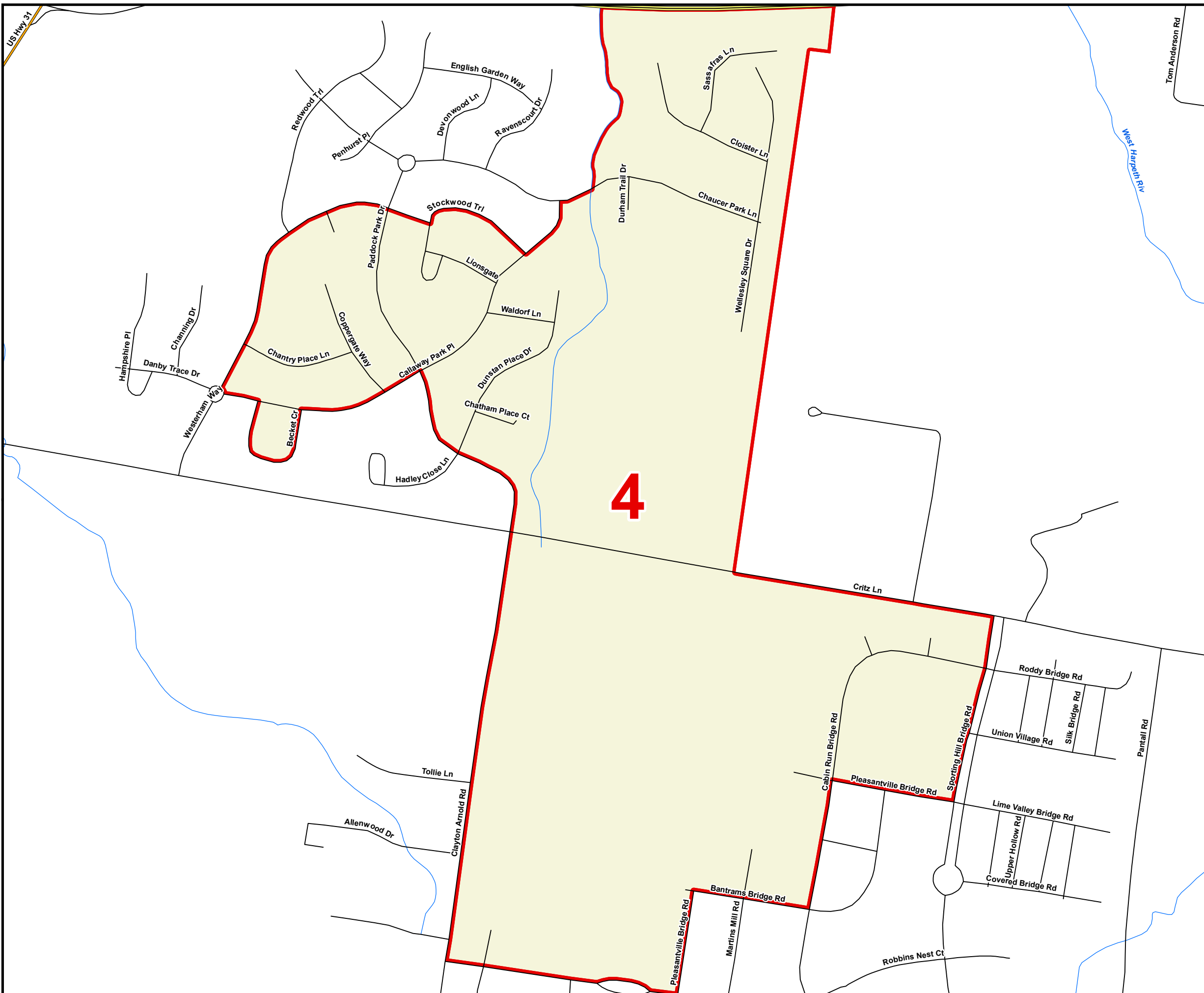
## Ward 4

TOTAL POPULATION	1,268
DEVIATION	21
% DEVIATION	1.6%
WHITE POPULATION	1,137
% WHITE	89.7%
BLACK POPULATION	19
% BLACK	1.5%
OTHER POPULATION	112
% OTHER	8.8%
HISPANIC POPULATION	61
% HISPANIC	4.8%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







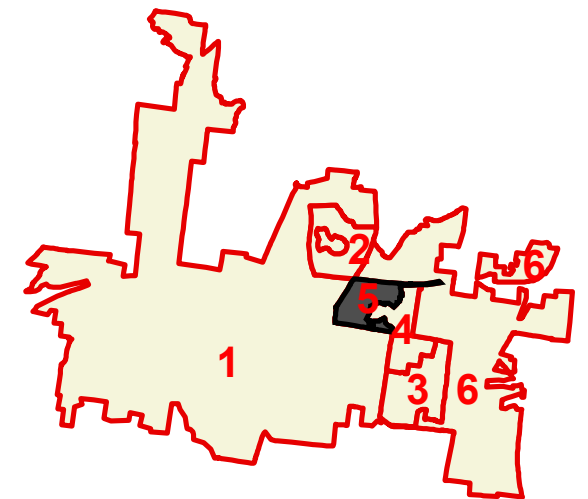


# Thompsons Station 6 Wards

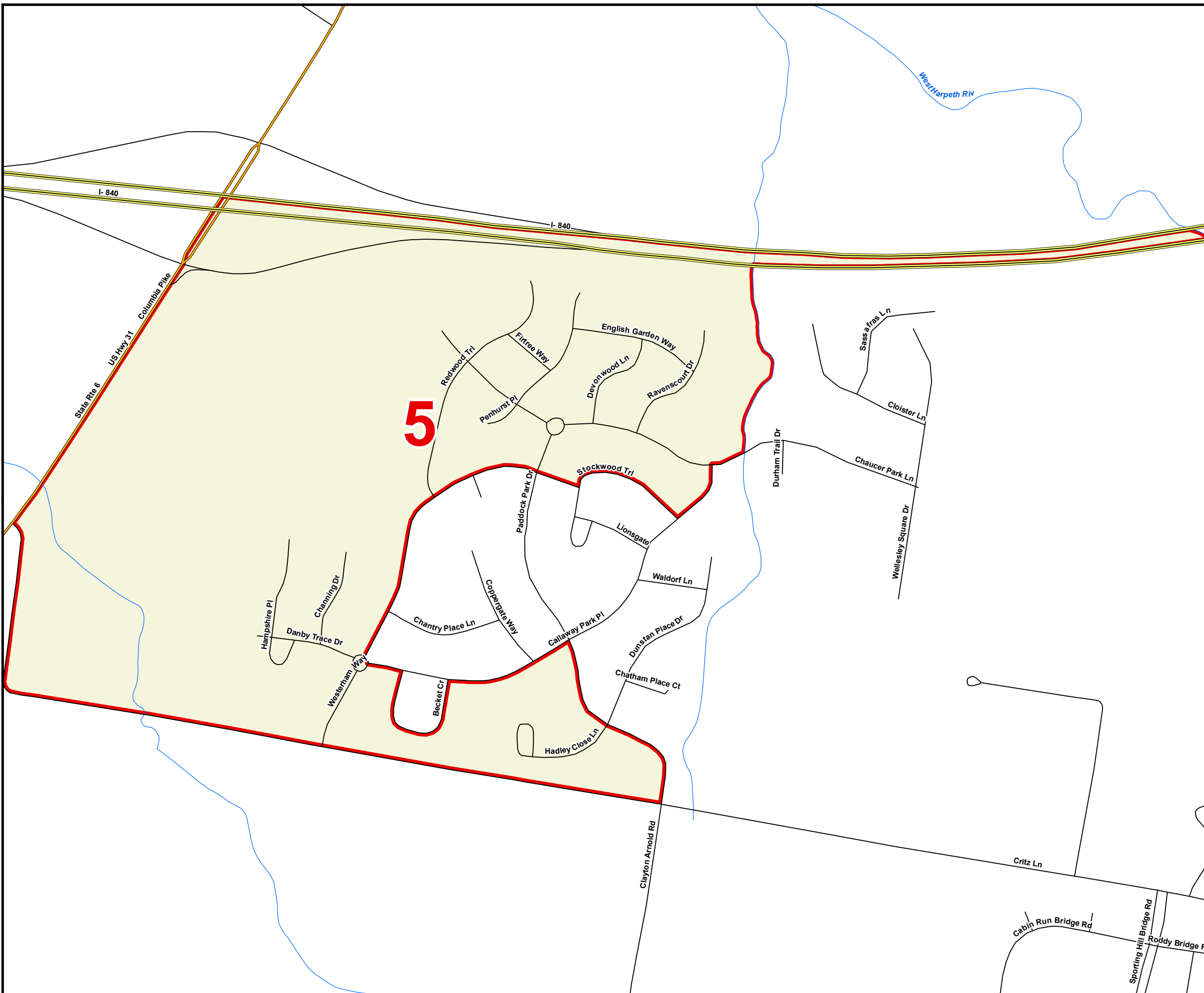
## Ward 5

TOTAL POPULATION	1,251
DEVIATION	4
% DEVIATION	0.3%
WHITE POPULATION	1,103
% WHITE	88.2%
BLACK POPULATION	30
% BLACK	2.4%
OTHER POPULATION	118
% OTHER	9.4%
HISPANIC POPULATION	41
% HISPANIC	3.3%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



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







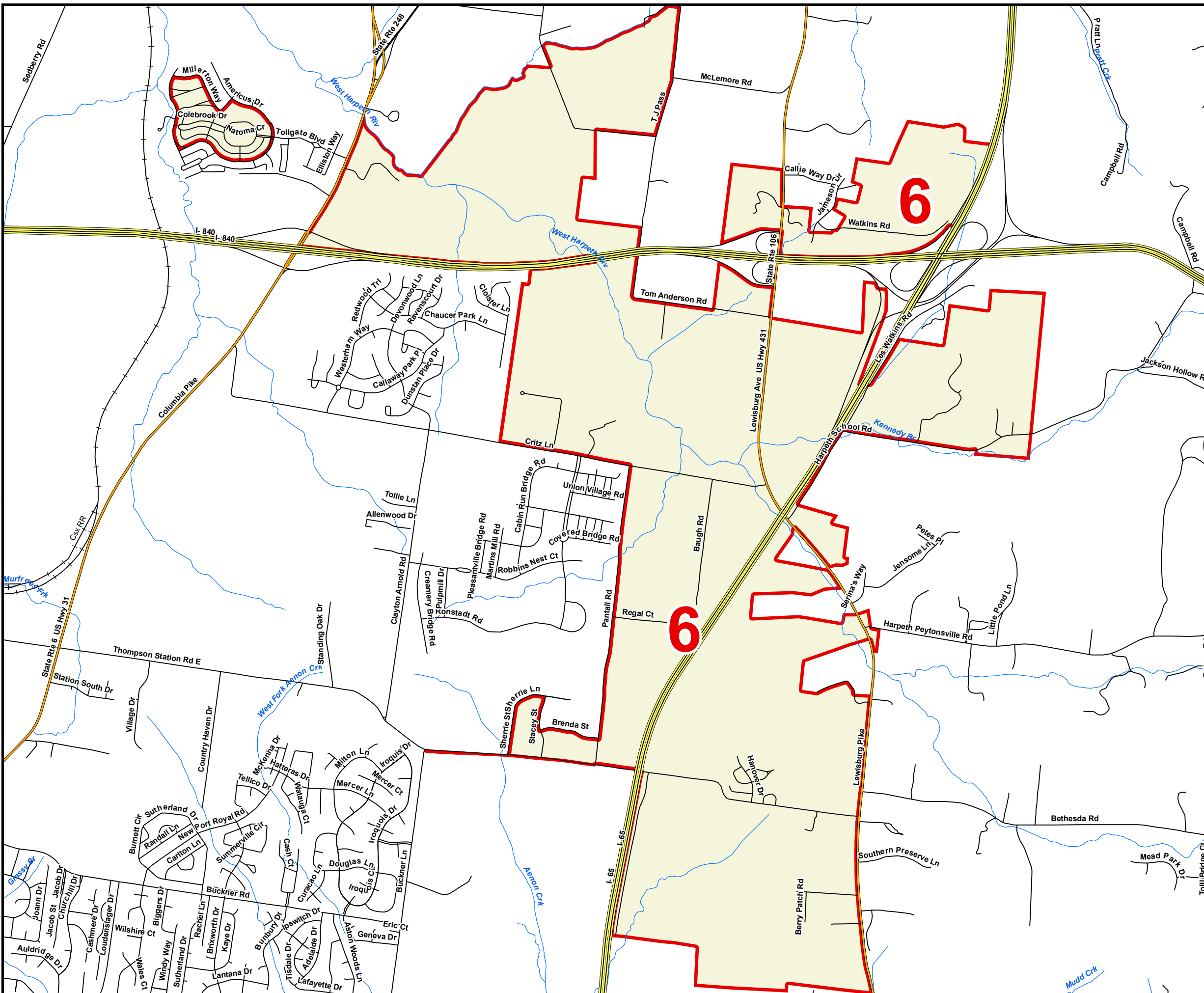
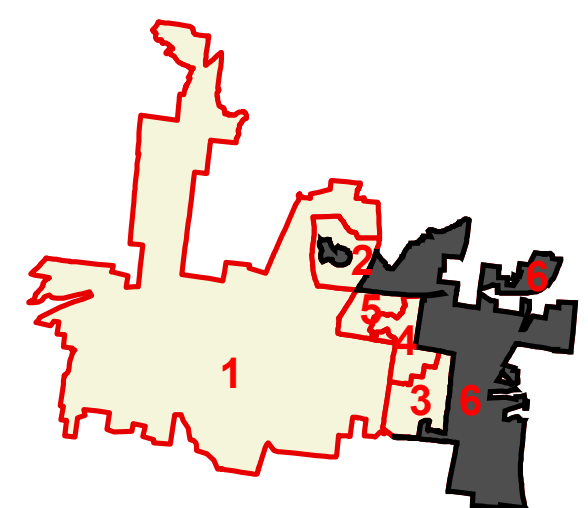


# Thompsons Station 6 Wards

## Ward 6

TOTAL POPULATION	1,296
DEVIATION	49
% DEVIATION	3.9%
WHITE POPULATION	1,110
% WHITE	85.6%
BLACK POPULATION	23
% BLACK	1.8%
OTHER POPULATION	163
% OTHER	12.6%
HISPANIC POPULATION	81
% HISPANIC	6.3%

-  Wards
-  Interstates
-  U.S. Highway
-  State Highway
-  Local Roads
-  Railroads
-  Pipeline (Incomplete)
-  Powerline (Incomplete)
-  Stream
- City, Town**
-  City, Town



This map is provided as a public service and is for informational purposes only. It is not an endorsement or approval by the Comptroller of the Treasury of any proposed district boundaries contained herein.  
Created On: 10/22/2021

**ORDINANCE NO. 2021-013**

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE, TO  
AUTHORIZE THE INVESTMENT AND TO ESTABLISH A POLICY FOR  
INVESTMENT OF THE FUNDS OF THE TOWN OF THOMPSON'S STATION**

**WHEREAS**, it is in the public interest for the Town of Thompson's Station to have an investment policy for all of the investment funds of the Town of Thompson's Station and as it has been determined by the Board of Mayor and Aldermen to be in the financial best interest of the Town to invest the idle investment funds of the Town; and

**WHEREAS**, the Board of Mayor and Aldermen wishes to authorize the investment of idle investment funds as allowed by TENN. CODE ANN. § 6-56-106; and

**WHEREAS**, the Board of Mayor and Alderman wishes to establish a policy pursuant to and in compliance with TENN. CODE ANN. § 6-56-106, which provides the statutory guidance for the Town of Thompson's Station to invest idle funds of the Town, while meeting the needs of the daily cash flow for the Town of Thompson's Station; and

**WHEREAS**, it is the recommendation of the Director of Finance for the Town of Thompson's Station to adopt the "Town of Thompson's Station - Investment Policy", attached as **Exhibit A** hereto, that is in compliance with the statutory guidance provided by TENN. CODE ANN. § 6-56-106 as provided hereinafter, and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND  
ALDERMAN OF THE TOWN OF THOMPSON'S STATION, AS FOLLOWS:**

1. The Town does authorize and direct the investment of the Town's investment funds pursuant to and in compliance with the allowable investments pursuant to TENN. CODE ANN. § 6-56-106;

2. The Town does adopt and establish as the investment policy, the Town of Thompson's Station Investment Policy, attached hereto as **Exhibit A**, and incorporated herein by reference.

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

**RESOLVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

---

**Corey Napier, Mayor**

ATTEST:

---

Town Recorder

APPROVED AS TO LEGALITY AND FORM:

---

Town Attorney

First Reading Date: November 9, 2021

Second Reading Date: \_\_\_\_\_

# **Town of Thompson's Station**

## **Investment Policy**



**Adopted on January 11, 2022**



## **Exhibit A**

# **TOWN OF THOMPSON'S STATION, TENNESSEE INVESTMENT POLICY**

### **1. SCOPE**

This policy applies to the investment of all funds of the Town of Thompson's Station, Tennessee. Investments of employees' post benefit retirement funds are covered by a separate policy. Except for special funds that are otherwise specifically provided for, the Town of Thompson's Station will consolidate the balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation of capital in the overall portfolio in accordance with generally accepted accounting principles.

### **2. POLICY**

It is the policy of the Town of Thompson's Station to invest idle public funds in a manner that is in compliance with Tennessee Code Annotated (T.C.A.) § 6-56-106 and meets the daily cash flow demands of the Town.

### **3. OBJECTIVES**

The Town's investments shall be managed to accomplish the following hierarchy of objectives: a) Safety of Principal, b) Maintenance of Liquidity, and c) Achieve a Market Return.

#### **A) Safety of Principal**

Safety of principal is the single most important objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate the following risks:

##### **i. Credit Risk**

The Town will minimize credit risk, which is the risk of loss due to the failure of the investment issuer or backer, by:

- Limiting the portfolio to the types of investments pursuant to T.C.A. § 6-56-106;
- Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

##### **ii. Interest Rate Risk**

The Town will minimize interest rate risk, which is the risk that the market value of investments in the portfolio will fall due to changes in market interest rates, by:

- Structuring the portfolio to meet the cash requirements of ongoing operations, thereby mitigating the need to liquidate investments at a loss prior to maturity;
- Investing operating funds primarily in shorter-term investments and limiting the average maturity of the portfolio in accordance with this policy in accordance with T.C.A. § 6-56-106.

**iii. Concentration Risk**

The Town will minimize Concentration of Credit Risk, which is the risk of loss due to having a significant portion of resources invested in a single issuer, by diversifying the investment portfolio as described in *Portfolio Diversification* section. Diversification so that the impact of potential losses from any one type of security or issuer will be minimized. Investments issued or explicitly guaranteed by the U.S. government or Tennessee Bank Collateral Pool, Tennessee Local Government Investment Pool (LGIP) and any other external investment pools authorized by that are authorized by the State are excluded from this requirement.

**iv. Custodial Credit Risk**

The Town will minimize Custodial Credit Risk for deposits, which is the risk that in the event of the failure of a depository financial institution the deposits or collateralized investments that are in the possession of an outside party would not be able to be recovered. See *Collateralization* below.

The Town will minimize Custodial Credit Risk for investments, which is the risk that in the event of the failure of the counterparty to a transaction the value or collateralized investments that are in the possession of an outside party would not be able to be recovered. See *Safekeeping and Custody* below.

**B) Maintenance of Liquidity**

The Town Portfolio shall be managed in such a manner that assures that funds are available as needed to meet those immediate and/or future operating requirements of the Town, including but not limited to payroll, accounts payable, capital projects, debt service and any other payments.

**C) Achieve a Market Return**

The investment portfolio shall be designed with the objective of achieving a market return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core investments are limited to relatively low risk securities in anticipation of earning a market return relative to the risk being assumed.

**4. STANDARDS OF CARE****A) Prudence**

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this Investment Policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this policy.

The "prudent person" standard states that: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

The Town may employ an outside investment manager(s) to assist in managing some or all of the Town Portfolio. Such outside investment manager(s) must be registered under the Investment Advisors Act of 1940. While the standard of prudence to be used by the "Investment Officer" who are Town officers or employees is the "Prudent Person" standard, any person or firm hired or retained to invest, monitor, or advise concerning these assets shall be held to the higher standard of "Prudent Expert". The standard shall be that in investing and reinvesting moneys and in acquiring, retaining, managing, and disposing of investments of these funds, the Investment Advisor shall exercise: the judgment, care, skill, prudence, and diligence under the circumstances then prevailing, which persons of prudence, discretion, and intelligence, acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims by diversifying the investments of the funds, so as to minimize the risk, considering the probable income as well as the probable safety of their capital.

#### **B) Ethics and Conflicts of Interest**

Town employees involved in the investment process for the Town shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Town employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. Further, said employees and officers shall disclose any personal finance or investment positions that could be related to the performance of the Town Portfolio. Town employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the Town.

#### **C) Delegation of Authority**

Authority to manage the investment program is granted to the Town's Finance Director, hereinafter referred to as the *Investment Officer*. In the event investments have a maturity date exceed two years or are in an amount exceeding \$500,000.00, said investments shall also be approved by the Town Administrator.

The Investment Officer and Town Administrator, acting in accordance with this Investment Policy and exercising due diligence, shall be relieved of personal responsibility for the failure of any investment to perform according to expectations, provided that the Investment Officer shall report any deviations from expectations in a timely fashion.

## **5. AUTHORIZED FINANCIAL INSTITUTIONS**

A list will be maintained of financial institutions and depositories authorized to provide investment services. All financial institutions who desire to become qualified for investment transactions must supply the following as appropriate:

- A. Audited financial statements demonstrating compliance with state and federal capital adequacy guidelines;
- B. Proof of membership in the Tennessee Bank Collateral Pool; and
- C. Certification of having read and understood and agreeing to comply with the City's Investment Policy.

Nothing in Section No. 5 precludes the Town from using a qualified financial advisory/investment firm or investment services, the standard of care to be exercised by such a professional service provider outlined in Section 4(A).

## **6. AUTHORIZED AND SUITABLE INVESTMENTS**

The Town of Thompson's Investment Officer, in order to provide a safe temporary medium for investment of idle funds, shall have the authority to purchase and invest prudently as authorized in Appendix A and by T.C.A. § 6-56-106 or as it may be amended (Appendix B).

## **7. COLLATERALIZATION**

In accordance with State law T.C.A. § 9-4-105 and the GFOA Recommended Practices on the Collateralization of Public Deposits, full collateralization will be required on all demand deposit accounts, including checking accounts and non-negotiable certificates of deposit, except when the institution issuing the certificate of deposit belongs to the Tennessee Bank Collateral Pool.

## **8. REPORTING**

The Investment Officer shall prepare an investment report not less than quarterly of the status of the current investments. The report will include the following:

- A. Percent invested in each security type (CD, US Treasury, etc.); and
- B. Listing of investments by maturity date.

## **9. PORTFOLIO DIVERSIFICATION**

It is the policy of the Town to reduce overall risks while attaining average market rates of return by diversifying its investments. The investments shall be diversified by:

- A. Limiting investments to avoid over concentration in eligible securities from a specific issuer or business sector (excluding U.S. Treasury securities); and
- B. Investing a portion of the portfolio in readily available funds such as the Tennessee Local Government Investment Pool (LGIP) or collateralized money market funds to ensure that



appropriate liquidity is maintained in order to meet ongoing obligations.

- C. Portfolio maturities shall be staggered to avoid undue concentration of assets with similar maturity dates.

## **10. SAFEKEEPING AND CUSTODY**

The Town Administrator shall approve a system of internal controls, which shall be documented in writing. The controls shall be designed to prevent the loss of public funds arising from fraud, employee error, misrepresentation by third parties or unanticipated changes in financial markets.

## **11. AMENDMENTS**

This Investment Policy shall be reviewed at minimum every three years.

## Appendix B

### Tenn. Code Ann. § 6-56-106

Tennessee Code Annotated  
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Title 6 Cities And Towns'  
Municipal Government Generally  
Chapter 56 Fiscal Affairs  
Part 1 General Provisions

#### 6-56-106. Authorized investments.

(a) In order to provide a safe temporary medium for investment of idle funds, municipalities are authorized to invest in the following:

- (1) Bonds, notes or treasury bills of the United States;
- (2) Nonconvertible debt securities of the following federal government sponsored enterprises that are chartered by the United States congress; provided, that such securities are rated in the highest category by at least two (2) nationally recognized rating services:
  - (A) The federal home loan bank;
  - (B) The federal national mortgage association;
  - (C) The federal farm credit bank; and
  - (D) The federal home loan mortgage corporation;
- (3) Any other obligations not listed in subdivisions (a)(1) and (2) that are guaranteed as to principal and interest by the United States or any of its agencies;
- (4) Certificates of deposit and other evidences of deposit at state and federally chartered banks, and savings and loan associations. Notwithstanding any other public or private act to the contrary, all investments made pursuant to this subdivision (a)(4) shall be secured by collateral in the same manner and under the same conditions as state deposits under title 9, chapter 4, parts 1 and 4, or as provided in a collateral pool created under title 9, chapter 4, part 5;
- (5) Obligations of the United States or its agencies under a repurchase agreement for a shorter time than the maturity date of the security itself if the market value of the security itself is more than the amount of funds invested; provided, that municipalities may invest in repurchase agreements only if the comptroller of the treasury or the comptroller's designee approves

repurchase agreements as an authorized investment, and if such investments are made in accordance with procedures established by the state funding board;

**(6)** The local government investment pool created by title 9, chapter 4, part 7;

**(7) (A)** Municipalities having a population in excess of one hundred fifty thousand (150,000), according to the 1990 federal census or any subsequent federal census, may also permit investment of idle funds in the following investment instruments:

**(i)** Prime banker's acceptances that are eligible for purchase by the federal reserve system; and

**(ii)** Prime commercial paper that is rated at least A1 or equivalent by at least two (2) nationally recognized rating services;

**(B)** Municipalities having a population of not less than twenty thousand (20,000) nor more than one hundred fifty thousand (150,000), according to the 1990 federal census or any subsequent federal census, may also permit investment of idle funds in prime commercial paper in accordance with the following:

**(i)** Such paper shall be rated in the highest category by at least two (2) commercial paper rating services; and

**(ii)** The paper shall have a remaining maturity of ninety (90) days or less;

**(C)** Investment in the instruments set forth in this subdivision (a)(8) shall first be authorized by the municipality's legislative body, acting by resolution or ordinance. In addition, investment in such instruments shall be prohibited until the legislative body has adopted written policies to govern the use of such instruments, with such policies being no less restrictive than those established by the state funding board to govern state investments in such instruments;

**(8)** The municipality's own bonds or notes issued in accordance with title 9, chapter 21; and

**(9) (A)** Investment in the instruments set forth in subdivision (a)(2), (a)(5), (a)(7), or any type of investment authorized pursuant to a municipality's charter that is of a type that is not included in this part shall require the following:

**(i)** The municipality's legislative body must authorize the investment by ordinance; and

**(ii)** The legislative body must adopt a written enforceable investment policy by ordinance to govern the use of investments, with the policies being no less restrictive than those established by the state funding board to govern state investments in these types of instruments.

**(B)** Investment in instruments covered by this subdivision (a)(9) shall be prohibited until the legislative body has adopted written policies to govern the use of the investments or an ordinance has been passed to authorize the investment.

**(b)** The investments listed in subdivisions (a)(1)-(4) may have a maturity of not greater than four (4) years from the date of investment; however, such investments may have a maturity of greater than four



(4) years from the date of investment if such maturity is approved by the comptroller of the treasury or the comptroller's designee.

**(c) (1)** Proceeds of bonds, notes and other obligations issued by municipalities, reserves held in connection therewith and the investment income therefrom, may be invested in obligations that:

**(A)** Are rated in either of the two (2) highest rated categories by a nationally recognized rating agency of such obligation;

**(B)** Are direct general obligations of a state of the United States, or a political subdivision or instrumentality thereof, having general taxing powers; and

**(C)** Have a final maturity on the date of investment of not to exceed forty-eight (48) months or that may be tendered by the holder to the issuer thereof, or an agent of the issuer, at not less than forty-eight-month intervals.

**(2)** Such proceeds and the investment income thereon may also be invested as otherwise set forth in this section.

**(d)** The investments authorized by this section are in addition to those authorized in any other general law or in any municipality's charter.

History: Acts 1943, ch. 47, § 1; mod. C. Supp. 1950, § 3516.29 (Williams, § 3516.31); T.C.A. (orig. ed.), § 6-805; Acts 1985, ch. 299, § 1; 1988, ch. 632, § 1; 1990, ch. 814, § 1; 1991, ch. 165, § 1; 1992, ch. 592, § 7; 1993, ch. 448, § 3; 1994, ch. 752, § 7; 1994, ch. 794, § 1; 1994, ch. 806, § 2; 2000, ch. 996, §§ 4-6; 2004, ch. 466, §§ 1, 2; 2006, ch. 693, §§ 5-7; 2010, ch. 868, §§ 14, 15.

# BARGE DESIGN SOLUTIONS, INC.

## PROFESSIONAL SERVICES AGREEMENT

This agreement is made as of the date last signed below by and between Town of Thompson's Station, Tennessee (**Client**) and Barge Design Solutions, Inc. (**Barge**) for professional services for the assignment described as follows:

Project: Bridgemore Sewer Rehabilitation Project

Location: Thompson's Station, Tennessee

Description of Project: Barge will provide design, bidding, and construction administration services for sewer rehabilitation work of approximately 4,300 lf of pipe in the Bridgemore subdivision.

I. **PROFESSIONAL SERVICES:** **BARGE** agrees to perform the following Basic Services under this contract:

See Exhibit A

II. **COMPENSATION:** **Client** shall compensate **Barge** for the Basic Services as follows:

See Exhibit A and Exhibit B

III. **PAYMENTS:** Invoices for services rendered will be issued monthly, and payment is due upon receipt of each invoice. Unless special arrangements are made, a finance charge of 1.5% per month will be added to unpaid balances more than thirty (30) days old. In the event legal action is necessary to enforce the payment terms of this agreement, **Barge** shall be entitled to a judgment for its attorneys' fees, court costs, and other collection expenses.

IV. **TIME:** unless agreed otherwise in writing, **Barge** will commence its services within a reasonable time after receipt of an executed copy of this agreement. **Barge** will perform its services in a timely manner commensurate with the exercise of due professional care. time for performance shall be extended as necessary for delays or suspensions due to circumstances beyond **Barge's** control. if such delay or suspension extends more than six months (cumulatively), **Barge's** compensation shall be equitably adjusted.

V. **SUSPENSION OF SERVICES:** If **Client** fails to pay any invoice when due or otherwise is in material breach of this Agreement, **Barge** may at its sole discretion suspend performance of services upon five (5) days' written notice to **Client**. **Barge** shall have no liability to **Client**, and **Client** agrees to make no claim for any delay or damage as a result of such suspension. Upon cure of the cause of the suspension, **Barge** shall resume services within a reasonable time, and there shall be an equitable adjustment of the project schedule and fees to reflect the effects of such suspension.

VI. **STANDARD OF CARE:** Notwithstanding any other provision of this Agreement or any other document describing the services, **Barge** shall perform its services in accordance with the standard of professional care ordinarily exercised under similar circumstances by reputable members of its profession in the same locality at the time the services are provided. No warranty, expressed or implied, is made or intended by **Barge**. The parties further agree that **Barge** is not a fiduciary of **Client**.

- VII. **TERMINATION:** The obligation to provide further services under this Agreement may be terminated without cause by either party upon ten (10) days' written notice to the other party. On termination by either the **Client** or **Barge**, **Client** shall pay **Barge** all amounts due for any services performed to the date of termination (plus all reimbursable expenses incurred). Upon such termination by **Client**, it shall immediately return to **Barge** all drawings, reports, documents, and other instruments of professional services prepared by **Barge**, and **Client** shall make no further use thereof.
- VIII. **OWNERSHIP AND REUSE OF DOCUMENTS:** All documents, including without limitation, drawings, specifications, and reports prepared by **Barge** pursuant to this Agreement are instruments of professional service. **Barge** shall own all legal and equitable rights therein, including copyrights. Such instruments are not intended or represented to be suitable for reuse by **Client** or others for additions or modifications of the Project or on any other project. Any reuse without written consent of **Barge** shall be at **Client's** sole risk and without liability to **Barge**; and to the fullest extent permitted by law, **Client** shall indemnify, defend, and hold harmless **Barge** from and against any and all claims, damages, losses, and expenses, including reasonable attorneys' fees and costs of defense arising out of or resulting therefrom. **Barge** shall be entitled to further compensation for services it is requested to perform in connection with any reuse of its instruments of professional service.
- IX. **ACCESS TO THE SITE/JOBSITE SAFETY:** Unless otherwise stated, **Barge** will have access to the site for activities necessary for the performance of its services. **Client** agrees that **Barge** shall have no responsibility for the means, methods, sequences, procedures, techniques, and scheduling of construction, as these decisions are solely the responsibility of the contractors. **Barge** further shall have no authority or duty to supervise the construction workforce and shall not be responsible for jobsite safety or for any losses or injuries that occur at the Project site.
- X. **INSURANCE:** **Barge** shall endeavor to secure and maintain insurance in such amounts as it deems necessary to protect **Barge** from claims of professional negligence arising from the performance of services under this Agreement.
- XI. **RISK ALLOCATION:** In recognition of the relative risks, rewards, and benefits of the Project to both **Client** and **Barge**, to the fullest extent permitted by law, the parties agree to allocate the risks such that **Barge's** total liability to **Client** for any and all injuries, claims, losses, expenses, damages, and/or claim expenses arising out of **Barge's** services under this Agreement from any cause or causes shall not exceed the amount of **Barge's** fee. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
- XII. **DISPUTE RESOLUTION:** It is agreed that all claims, disputes, or other matters in question arising out of or related to this Agreement shall be submitted to nonbinding mediation before any legal proceeding is commenced. The parties shall equally bear the fees and expenses charged by the mediator.
- XIII. **OPINIONS OF CONSTRUCTION COST:** Any opinion of probable construction cost prepared by **Barge** represents the judgment of one or more **Barge** design professionals and is supplied for general guidance of **Client**. Since **Barge** has no control over the construction marketplace and does not use the same pricing methods used by contractors, **Barge** does not guarantee the accuracy of such opinions.

**XIV. GOVERNING LAW:** Unless otherwise specified within this Agreement, this Agreement shall be governed by the laws of the State of Tennessee. The venue for any litigation regarding this contract shall be in the Williamson County Chancery Court, Franklin, Tennessee.

Town of Thompson's Station, Tennessee	Barge Design Solutions, Inc.
By:	By:
Printed Name: Corey Napier	Printed Name: Jonathan Childs, PE
Title: Mayor	Title: Senior Vice President
Address: 1550 Thompson's Station Rd W Thompson's Station, TN 37179	Address: 625 Third Ave S, Suite 700 Nashville, TN 37210
Date Signed:	Date Signed:

*Approved as to form -  
 Kirk Vanduort  
 Town Attorney  
 11.1.21*





Barge Design Solutions, Inc. (Barge) will provide the following scope of services for Thompson's Station (Client) including design, bid, and construction phase services for the Bridgemore Sewer Rehabilitation Project, in accordance with the Professional Services Agreement (Agreement) dated \_\_\_\_\_. The scope of work is presented in the following elements:

- I. Project Description
- II. Scope of Services
- III. Project Schedule
- IV. Compensation

### **I. Project Description**

The Town of Thompson's Station has recently conducted flow monitoring and CCTV inspections in its wastewater collection system. As a result of those investigations, several sewer system assets were identified for repair/rehabilitation by Barge during a previously completed Preliminary Engineering task. The scope of those repairs is generally as follows.

- Approximately 2,000 linear feet (lf) of cured-in-place pipe rehabilitation
- Approximately 2,300 linear feet of heavy cleaning
- One point repair

### **II. Scope of Services**

The scope of services is summarized into the following major tasks:

- Task 1 – Project Management
- Task 2 – Detailed Design
  - 90% Design Documents
  - Final Construction Documents
- Task 3 – Bid Phase Services
- Task 4 – Construction Phase Services

The following sections provide a description of the purpose, activities, deliverables, and assumptions anticipated for each of the tasks.

#### **Task 1 – Project Management**

Barge will plan, manage, and execute the work in accordance with the schedule and budget established herein. The project management task will generally include the following activities:

- Facilitate project initiation meeting with Client to identify key project stakeholders for distribution of project information, discuss pertinent data, project staffing and organization, and present project work plan and initial schedule.
- Perform general project management duties including supervising and coordinating the project team, monitoring of project progress, costs, schedule, and work to complete.
- Prepare and submit monthly invoices and project status reports. Communicate potential scope changes, schedule impacts, and cost risks to allow for timely guidance from client staff to manage change.

**Deliverables:**

The following deliverables will be provided as part of this task:

- Project Initiation Meeting Agenda and Summary
- Monthly Progress Reports and Invoices

**Assumptions:**

The following assumptions are applicable to the above scope of services:

- The project is assumed to include a 1.5 month design and permitting period, a three month bidding/award period, and a four month construction period.

**Task 2 - Detailed Design**

The detailed design task will include development of 90% design deliverables based on the design decisions made during the preliminary design task. Following is a list of activities anticipated during this task.

**90% Design**

- Prepare design drawings to include standard details and notes.
- Prepare technical specifications.
- Finalize construction drawings, specifications, and preliminary schedules for bidding.
- Finalize specification front-end documents, including General Conditions, Supplemental Conditions, bid form and instructions to bidders.
- Update preliminary OPCC based on the 90% design documents.
- Submit 90% design package for Client's review and comment.

- Facilitate a design review meeting to receive Client's comments.
- Prepare meeting summary and comment responses, finalize documents for bid advertisement.

**Final Bid Documents:**

- Address and incorporate 90% review comments.
- Deliver Professional Engineer stamped bid-ready contract documents to Client.
- Coordinate with Client on bidding process & schedule.

**Deliverables:**

The following deliverables will be provided as part of this task:

- 90% submittal packages including OPCC (three half-sized sets and PDF version)
- 90% design review meeting summaries, responses to Client's comments, and revisions to final design documents.
- Bid-ready contract documents package (one full-sized, three half-sized, and PDF version), including:
  - Design drawings (estimated 3 drawings),
  - Project technical specifications, bid form, and Barge provided front-end documents

**Assumptions:**

The following assumptions are applicable to the above scope of services:

- Design will be based upon the rehabilitation summary prepared by Barge during the previously completed preliminary engineering task.
- Barge standard design procedures, drafting standards, and typical drawing details will be used in the development of the construction documents. The drawings will be 22x34 sheet size.
- Anticipated drawings include 1 general sheet and 2 civil sheets.
- Barge standard master specifications will be utilized to prepare the project front end and technical specifications. The masters generally conform to 49 Division CSI Master Format.



- The Client understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the Contractor's method of pricing, and that Barge's OPCC is made on the basis of Barge's professional judgment and experience. Barge makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Barge's OPCC.
- Subsurface Utility Engineering (SUE) is not included in the basic services.
- Design will be based upon federal, state, and local codes in effect on the date of the Notice to Proceed.
- Bid-ready contract documents are prepared for a single bid and single construction contract with fixed price.
- Equipment pre-purchase or pre-negotiation is not required.
- Consultant shall have no responsibility for the transmission of communicable disease such as COVID-19 or other corona virus (Virus), or exposure of persons to Virus discovered at the premises. Consultant cannot prevent Client and/or Client's Invitees from becoming exposed to, contracting, or spreading Virus while utilizing Consultant's services. It is not possible to prevent against the presence of the disease. Therefore, if Client chooses to utilize Consultant's services, Client may be exposing Client or Client's Invitees to and/or increasing Client's and/or Client's Invitees' risk of contracting or spreading Virus. Client hereby releases, waives, discharges, and covenants not to sue Consultant from any and all damages, injuries, losses, liability, claims, causes of action, litigation, or demands, including but not limited to those for personal injury, sickness, or death, as well as property damages and expenses, of any nature whatsoever which may be incurred, directly or indirectly, now or in the future, in any way related to any pandemic or public health situation, or any Virus related health issue or exposure.

### **Task 3 – Bid Phase Services**

The bid phase services anticipated include providing bid documents for advertisement, responses to bidder inquiries, preparation of addenda, and review of bids as summarized below:

- Prepare Advertisement for Bids.
- Assist the Client with responses to bidder questions and the preparation of addenda. If needed, issue addenda to prospective bidders.
- Participate in Bid Opening and prepare Bid Tabulation.



- Assist the Client with review of contractor bid packages for responsiveness and qualification, contact references of apparent low bidder, and provide recommendation for award.
- Following award of construction contract, prepare an electronic (pdf) set of conformed documents for execution and use during construction.

**Deliverables:**

- Responses to bidder questions, addenda, and bid review summary and recommendation as required.
- Recommendation to award letter.
- Conformed contract documents – five full-size hard-copy plan sets; three half-size hard-copy plan sets; five hard-copy specifications; and one electronic copy of plans and specs in PDF format.

**Assumptions:**

- The bid phase is assumed to be three months
- Pre-qualification of contractors is not required
- One bid package and one bid opening are included

**Task 4 – Construction Phase Services**

The following construction phase support services are anticipated, to assist the Client in implementing the construction contract.

- Attend pre-construction meeting with Client and the Contractor's representatives.
- Review Contractor's project status reports, monthly pay applications and change order log.
- Perform periodic site visits to review site conditions to review materials and workmanship used on the project for compliance with the contract documents.
- Review Contractor submittals for compliance with the specifications and Drawings. Barge's review shall be for general conformity to the construction contract documents and shall not relieve the Contractor of any of his contractual responsibilities. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions and programs incident thereto. It has been

assumed that review time will be limited to the initial submittal and one resubmittal for each separately submitted item.

- Respond to Contractor requests for information (RFI) and issue clarifications and interpretations of the Contract Documents as necessary and maintain an RFI log.
- Perform one day pre-final inspection and prepare construction punch-list at Substantial Completion.
- Conduct one day final inspection to verify completion of punch list and other items.
- Incorporate Contractor's red-line markups into the electronic drawing files to capture field changes or adjustments made during the execution of the work.
- Review Contractor closeout documents for completion, including certificates of completion, warranties, etc.

**Deliverables:**

- Contract correspondence, including as applicable: comments on submittals, clarifications, responses to RFIs, and site visit reports.
- Punch-list at Substantial Completion.
- Record drawings – 1 full sized set and an electronic version (in PDF format).

**Assumptions:**

- The construction phase will start in 2022 and is anticipated to take 4 months, with 1 month of on-site construction requiring site visits.
- Periodic site visits are anticipated approximately two times per month during heavy on-site construction activities.
- Resident Project Representative (RPR) services are not included in this proposal but can be added if requested.
- Client or contractor directed changes that require design support during construction are not anticipated, such services can be provided as additional services to this proposal.
- No startup and commissioning services are anticipated.
- All CIPP or concrete testing will be furnished by others.

- By performing the construction phase services, Barge shall not have authority or responsibility to supervise, direct, or control the Contractor's work or the Contractor's means, methods, techniques, sequences or procedures of construction. Barge shall not have authority or responsibility for safety precautions and programs incident to the Contractor's work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes, or orders applicable to the Contractor furnishing and performing the work.
- Barge shall not be responsible for the acts or omissions of the Contractor, or of any subcontractor or supplier, or any of the Contractor's or subcontractor's or supplier's agents or employees or any other persons (except Barge's employees or agents) at the site or otherwise furnishing or performing any of the Contractor's work.

### **III. Project Schedule**

Total duration to completion for the design and bid phase scope of services is anticipated to be 4.5 months. Construction is assumed to be approximately 4 months.

### **IV. Compensation**

Client agrees to pay Barge for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with the Schedule of Standard Charges included in Exhibit B of the Agreement. The cost to complete the scope of work as defined in the tasks above is estimated to be \$49,100. The budget status will be summarized monthly in our progress report and invoice submittal.



**Exhibit B, Schedule of Standard Charges  
Bridgmore Sewer Rehabilitation Project  
Thompson's Station**

**HOURLY-RATE BASIS**

The following hourly rates shall apply for personnel of Barge and its wholly owned subsidiaries for time properly chargeable to the work:

Principal Engineer, Senior Technical Specialist, Practice Leader.....	\$200 to \$250
Project Manager.....	\$150 to \$190
Professional Engineer.....	\$110 to \$190
Senior Designer.....	\$120 to \$130
Professional Land Surveyor.....	\$110 to \$130
Engineer-In-Training.....	\$90 to \$125
Designer or CADD Technician.....	\$75 to \$110
Project Administrator, Administrative Assistant.....	\$80 to \$100
Surveyor.....	\$60 to \$75

Outside services contracted for a specific project, such as professional and technical consultants, laboratory testing, reproduction, photography, etc., will be invoiced at the amount of the subconsultant's statement plus 15 percent.

Other expenses such as travel expenses, mileage (standard IRS rates), reproduction, photography or videography, or other direct expenses incurred by Barge and related to the work will be invoiced at the actual cost incurred.

The hourly rates listed above are valid until July 1, 2022, after which the rates may be adjusted annually based on average salary adjustments.





**DATE:** October 14, 2021

**TO:** Ken McLawhon, Town Administrator  
Regina Fowler, Town Clerk

**FROM:** Micah Wood, AICP Planning Director

**SUBJECT: Board/Commission Term Expirations**

---

This memo provides a listing of the term expirations in 2021 for the Board of Zoning Appeals, the Parks and Recreation Advisory Board, and the Design Review Commission. BOMA has appointment authority of members of the Board of Zoning Appeals, Parks and Recreation Advisory Board, and the Design Review Commission.

The following terms expire for the Town Board of Zoning Appeals:

- Mary Herring, Chair- Term expires December 1, 2021
- Bryce Levet- Term expires December 1, 2021

The following terms expire for the Town Parks and Recreation Advisory Board:

- Larry Simmons, Chair- Term expires December 1, 2021
- Zina Harris- Term expires December 1, 2021

The following terms expire for the Town Design Review Commission:

- Huntly Gordon, Chair- Term expires December 1, 2021



Regina Fowler <rfover@thompsons-station.com>

# Online Form Submittal: BZA Interest Form

2 messages

noreply@civicplus.com <noreply@civicplus.com>  
To: info@thompsons-station.com, trainey@thompsons-station.com

Mon, Oct 25, 2021 at 3:56 PM

## 1. BZA Interest Form

First Name	Bryce
Last Name	Levet
Address1	2538 Tapestry Street
City	Thompson's Station
State	Tennessee
Zip	37179
E-mail Address	brycelevet@me.com
Phone Number	6157086832
Introduce yourself and explain your interest in participating in the BZA	I'm currently on the board and I really enjoy my role in representing our town!
File Upload - Cover Letter, Resume, etc.	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Micah Wood <mwood@thompsons-station.com>  
To: Regina Fowler <rfover@thompsons-station.com>

Mon, Nov 1, 2021 at 2:45 PM

Hey Regina,

2. Here is the BZA interest form we have received, but Mary Herring is also interesting in remaining on the Board.

Thanks,

----- Forwarded message -----  
From: Tyler Rainey <trainey@thompsons-station.com>

---

**From:** Tyler Rainey <trainey@thompsons-station.com>  
**Sent:** Thursday, October 28, 2021 3:00 PM  
**To:** Micah Wood; Jennifer Banaszak  
**Subject:** Fwd: Online Form Submittal: Parks Board Interest Form

----- Forwarded message -----

From: <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
Date: Thu, Oct 28, 2021 at 2:45 PM  
Subject: Online Form Submittal: Parks Board Interest Form  
To: <[info@thompsons-station.com](mailto:info@thompsons-station.com)>, <[trainey@thompsons-station.com](mailto:trainey@thompsons-station.com)>

## Parks Board Interest Form

First Name	Jaime
Last Name	Ewald
Address1	1901 Ridgeland Dr
City	Thompson's Station
State	TN
Zip	37179
E-mail Address	<a href="mailto:ewald.jaime@gmail.com">ewald.jaime@gmail.com</a>
Phone Number	615-364-9698

Introduce yourself and explain your interest in participating in the Parks & Rec. Advisory Board

My family lives in Tollgate Village and I have lived in Middle TN for over 20 years. I have two children (ages 4 and 9) and a goldendoodle puppy, so we utilize the city parks quite a bit. I moved to the area to work in the music industry, but have spent most of my career in the nonprofit sector doing fundraising and managing partnerships. I have an undergrad degree in public relations and political science, and am currently working on my graduate degree in public affairs (all things public service: public policy, public administration, and nonprofit management). My current class is focused on local government management, and it inspired me to get involved more in my community. I don't have a desire to run for election, but I would like to serve. Since my family utilizes the parks, I think it's where I can make the most meaningful contribution.

---

**From:** Tyler Rainey <trainey@thompsons-station.com>  
**Sent:** Wednesday, October 20, 2021 10:14 AM  
**To:** Micah Wood; Jennifer Banaszak  
**Subject:** Fwd: Online Form Submittal: Parks Board Interest Form

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, October 27, 2021 4:00 PM  
**Flag Status:** Flagged

----- Forwarded message -----

From: <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
Date: Wed, Oct 20, 2021 at 10:13 AM  
Subject: Online Form Submittal: Parks Board Interest Form  
To: <[info@thompsons-station.com](mailto:info@thompsons-station.com)>, <[trainey@thompsons-station.com](mailto:trainey@thompsons-station.com)>

## Parks Board Interest Form

First Name	Zina
Last Name	Harris
Address1	3020 Sassafras Lane
City	Thompson's Station
State	Tennessee
Zip	37179
E-mail Address	<a href="mailto:zharris@reliantbank.com">zharris@reliantbank.com</a>
Phone Number	6154913201
Introduce yourself and explain your interest in participating in the Parks & Rec. Advisory Board	I'd recently joined the P&R Advisory Board in 2021 to fill the seat of Jim Van Vleet mid-year. As a resident of Thompson's Station and advocate of the benefits Parks and Rec brings to the community, I submit my interest to continue serving in 2022.

---

*Parks Board Members are appointed by the Board of Mayor and Alderman of Thompson's Station.*

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Email not displaying correctly? [View it in your browser.](#)



# WASTEWATER EASEMENT AGREEMENT

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This Wastewater Easement Agreement (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021 (the “Effective Date”) by and between **The Town of Thompson’s Station** (“Town”), and **The Heather Lea Hackett 2018 Irrevocable Trust**, dated **November 14, 2018** (“Hackett Trust”).

**WHEREAS**, the Town maintains a wastewater sewer line across the Anson’s real property (“Property”) located at Map: 146, Parcel: 046.00;

**WHEREAS**, the Town wishes to obtain a wastewater public utility easement across the Property, and the Hackett Trust is willing to convey the same subject to the terms and conditions contained in this Agreement; and

**WHEREAS**, the Parties recognize that this Agreement is in the best interest of the Parties and provides for recorded rights and interests to the Property described herein.

## TERMS AND RELEASES

### 1. AGREEMENT PROVISIONS

- A. **Full Satisfaction & Release.** This Agreement is in full and final satisfaction of each and every claim related to the Property in the Town of Thompson’s Station along Thompson’s Station Road West regarding a wastewater line owned and maintained by the Town that crosses and/or encroaches upon the Property. This Agreement releases the Parties from any and all claims regarding the wastewater line and/or the Property by and between the Parties except as provided herein.
- B. **The Hackett Trust’s Covenants.** The Hackett Trust shall execute the attached *Agreement for Dedication of Wastewater / Public Utility Easement*, which is attached hereto and incorporated herein as Exhibit “A”. Further, the Hackett Trust shall grant to the Town such additional easements as may be necessary to connect the Property to the appropriate wastewater utility line, as determined by the Town. Additionally, the Hackett Trust shall release the Town from any and all claims with regard to the wastewater lines that currently encroaches and/or crosses the Property.
- C. **The Town’s Covenants.** As additional consideration, the Town shall grant to the Hackett Trust, in conjunction with the Property as defined herein, a reservation of two (2) tap’s worth of capacity (“Capacity”). Said reservation shall be evidenced by the execution of a Reservation Agreement by the Parties, which is attached hereto and incorporated herein as Exhibit “B”. The wastewater impact fee and the affluent disposal fee normally associated with the Capacity of the two (2) taps shall be waived by the Town. Said waiver shall extend in perpetuity. The reservation under the Reservation Agreement shall extend for five (5) years from the date the

Town's proposed MBR plant is operational. If a building permit, or such other appropriate document as determined by the Town, that uses said Capacity is not granted within five (5) years of said date, said reservation shall lapse and no guarantee shall exist for connection to the Town's wastewater treatment plant. This reservation of capacity shall be and is non-transferable.

Additionally, the Town shall remit to the Hackett Trust, for the purpose of installing a connection for the Property to the appropriate wastewater utility line, as determined by the Town, an amount not to exceed Ten Thousand Dollars (\$10,000.00) within thirty (30) days upon receipt by the Town. Operational responsibility will be solely borne by the Hackett Trust. The aforementioned amount represents the full and final satisfaction of any and all claims by the Hackett Trust against the Town with regard to the wastewater lines that currently cross and/or encroach upon the Property.

- D. **Preparation of Deeds and Easements.** The Town will be responsible for the preparation of all instruments outlined herein. All costs, legal or otherwise, related to the review of the same by the Hackett Trust shall be borne by them.

## 2. ADDITIONAL TERMS

- A. **Adequate Consideration.** The consideration received in connection with this Agreement is fair, adequate, and substantial and consists only of the terms set forth in this Agreement.
- B. **Further Assurances.** Each Party agrees to take all reasonable steps necessary to effectuate the terms of this Agreement.
- C. **Waiver.** The failure of any party to demand from any other party performance of any act under the Agreement shall not be construed as a waiver of the right to demand, at any subsequent time, such performance.
- D. **Choice of Law, Jurisdiction, & Venue.** This Agreement shall be construed in accordance with and all disputes hereunder shall be controlled by the laws of the State of Tennessee without regard to Tennessee's choice of law rules. Any litigation shall be brought in the Chancery Court for Williamson County, Tennessee.
- E. **Severability.** If any provision of the Agreement or the application thereof is held invalid by a court, arbitrator, or government agency of competent jurisdiction, the Parties agree that such a determination of invalidity shall not affect other provisions or applications of the Agreement which can be given effect without the invalid provisions and thus shall remain in full force and effect or application.
- F. **Integration / Single Agreement.** This Agreement constitutes a single, integrated, written contract expressing the entire understanding and agreement between the Parties, and the terms of the Agreement are contractual and not merely recitals.

There is no other agreement, written or oral, expressed or implied, between the Parties with respect to the subject matter of this Agreement and the Parties declare and represent that no promise, inducement, or other agreement not expressly contained in this Agreement has been made conferring any benefit upon them or upon which they have relied in any way. The terms and conditions of this Agreement may not be contradicted by evidence of any prior or contemporaneous agreement, and no extrinsic evidence may be introduced in any judicial proceeding to interpret this Agreement.

- G. **Amendments to the Agreement.** This Agreement shall not be altered, amended or modified by oral representation made before or after the execution of this Agreement. All amendments or changes of any kind must be in writing, executed by all Parties.
- H. **Advice of Counsel.** Each Party to this Agreement acknowledges that it has had the benefit of advice of competent legal counsel or the opportunity to retain such counsel with respect to its decision to enter into this Agreement. The individuals whose signatures are affixed to this Agreement in a personal or representative capacity represent that they are competent to enter into this Agreement and are doing so freely and without coercion by any other Party or non-party hereto.
- I. **Attorneys' Fees.** Unless otherwise expressly set forth herein, each of the Parties shall bear its own attorney's fees, costs, and expenses in connection with the matters set forth in the Agreement, including, but not limited to, the negotiations and preparation of this Agreement. However, if any Party institutes legal proceedings over the enforcement of this Agreement or any provision of it, the prevailing Party shall be entitled to recover from the losing Party its costs, including reasonable attorneys' fees, at both the trial and appellate levels.
- J. **Breach of Agreement.** The Parties agree that if either party breaches the terms of this agreement, he or she shall be liable for all costs, including but not limited to, court costs, attorney's fees, and expert fees.

IN WITNESS WHEREOF, the Parties hereto evidence their agreement as a sealed instrument and have executed this Agreement through their counsel as of the day and year first below written.

**Town of Thompson's Station**

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**Corey Napier, Mayor**

**The Heather Lea Hackett 2018 Irrevocable Trust  
dated November 14, 2018**

---

**Heather Lea Hackett, Trustee**

**This Instrument Prepared By:**

Andrew E. Mills, Esq.  
Reynolds, Potter, Ragan, & Vandivort, PLC  
210 E. College Street  
Dickson, TN 37055  
615-446-2221

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**Map: 146**  
**Parcel: 020.01**

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**DEDICATION OF  
WASTEWATER / PUBLIC UTILITY EASEMENT**

**THIS DEDICATION OF WASTEWATER / PUBLIC UTILITY EASEMENT** is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the undersigned do hereby grant, dedicate, bargain, sell, transfer and convey unto Thompson's Station and Williamson County, its successors and assigns forever, the permanent wastewater / public utility easement described as follows:

**SEE MAP ATTACHED AS EXHIBIT "A"**, being a twenty (20) foot wide public utility easement as shown on Exhibit "A" attached hereto.

All of which is more particularly shown by words, figures, signs, and symbols on the attached map, which is made a part hereof.

Being an easement across Map: 146 / Parcel: 020.01, formerly Map: 146 / Parcel: 046.00.

This conveyance includes the right of Thompson's Station, its servants and agents to construct, operate, maintain, repair, replace and inspect the public utilities located therein, and all appurtenances, within the limits of the afore described easement.

To have and to hold said permanent utility easement to Thompson's Station, its successors and assigns forever. Provided, however, that if the Town of Thompson's Station should ever abandon said utility easement, the utility easement shall expire and revert to the then owner of the underlying real property.

The undersigned do hereby covenant with said Thompson's Station that the trust is lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance or has the authority to make said conveyance on behalf of the entity or individual that is lawfully seized and possessed of said land in fee simple.

The undersigned does further covenant with said Thompson's Station that said portion or parcel of land as afore described is to remain the property of the undersigned and may be used for any lawful purpose desired provided, in the opinion of Thompson's Station, said use or uses do not destroy, weaken or damage the right-of-way improvements or interfere with the operation or maintenance thereof.

Any encroachment into the utility easement at, above, or below grade requires an Encroachment Permit from the Department of Public Works or such other entity as Thompson's Station may designate.



The undersigned does further covenant and bind myself, my heirs and representatives to warrant and forever defend the right of the grantee to the foregoing permanent utility easement against the claim of all persons whomsoever.

**IN WITNESS WHEREOF**, the undersigned hereto set their hand on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**The Heather Lea Hackett 2018 Irrevocable Trust  
dated November 14, 2018**

\_\_\_\_\_  
**Heather Lea Hackett, Trustee**

STATE OF TENNESSEE                    )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me personally appeared **Heather Lea Hackett, Trustee of The Heather Lea Hackett 2018 Irrevocable Trust, dated November 14, 2018**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as their free act and deed.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\*\*\*\*\*

STATE OF TENNESSEE )  
COUNTY OF \_\_\_\_\_ )

I hereby swear of affirm that the actual consideration for this transfer is Zero Dollars (\$0.00).

\_\_\_\_\_  
AFFIANT

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

TOWN OF THOMPSON'S STATION  
MAP 146N GROUP A PARCEL 16.01  
Deed Book 1031  
Page 128

THOMPSON STATION ROAD WEST

20' P.U.E.

NOTE:  
20' PUBLIC UTILITY EASEMENT  
TO BE ABANDONED IF SANITARY  
SEWER LINE IS RELOCATED IN FUTURE

20' CENTERED ON  
SANITARY SEWER LINE

SAMUEL D. DARLING  
MAP 146N GROUP A PARCEL 18  
Deed Book 1110  
Page 106

T.S. UNITED METHODIST CHURCH  
MAP 146N GROUP A PARCEL 19  
Deed Book 4620  
Page 918

ROBERT F. HASILI  
MAP 146N GROUP A PARCEL 20  
Deed Book  
Page N/A

MCMC LAND LLC  
MAP 146N GROUP A PARCEL 21  
Deed Book 2452  
Page 385

TEH LAND LLC  
MAP 146 PARCEL 46.01  
Deed Book 4699  
Page 989

McCULLOUGH & McINTURFF LLC  
MAP 146 PARCEL 47  
Deed Book 2194  
Page 713

CRAIG B. BENSON  
AND  
SARAH HOOTEN  
MAP 146  
PARCEL 46  
Deed Book 752  
Page 183

PARCEL INFORMATION TAKEN FROM  
WILLIAMSON COUNTY GIS DATA

EXHIBIT SHOWING

## DEDICATION OF EASEMENT

TO THE TOWN OF THOMPSON'S STATION  
WILLIAMSON COUNTY, TENNESSEE

FROM  
CRAIG B. BENSON AND SARAH HOOTEN

PROJECT NAME: OLD TOWN SEWER EASEMENT NO. 2012-146-46

PUBLIC UTILITY EASEMENT

SCALE: NTS

PARCEL NO. 46

DATE: 1-28-13

BY: CLIFTON & KING, LLC

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

**THIS RESERVATION AGREEMENT** (hereinafter the "Agreement"), is made effective this the **9th** day of **November 2021** (hereinafter the "Effective Date"), by and between **The Heather Lea Hackett 2018 Irrevocable Trust** with principal offices located at **1582 Thompson's Station Road West**, (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 Owner, **The Heather Lea Hackett 2018 Irrevocable Trust**, is the owner of real property located on **2 Thompson's Station Road West** and identified as Williamson County tax map **142**, parcel **20.01**. The property contains approximately **61.96** acres +/-, (hereinafter the "Project Site"). The Project Site is currently zoned **T3 (Neighborhood Low Intensity) and T4 (Neighborhood Medium Intensity)**.
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 **1582 Thompson's Station Road West**, (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 **November 9, 2021**. Developer/Owner agrees, acknowledges, and confirms the receipt of the engineer review letter and the findings dated **November 9, 2021** 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.
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/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/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/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/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 **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 **250** 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**

Town of Thompson's Station  
P. O Box 100  
Thompson's Station, TN 37179

#### **OWNER**

**The Heather Lea Hackett 2018 Irrevocable Trust**  
**1582 Thompson's Station Rd W**  
**Thompson's Station, TN 37179**

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/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

(none)

**Exhibit “B”**

Engineer’s Letter of Findings (ELF)

(none)



**Exhibit "C"**  
**Public Improvements**

No public improvements required

# Monthly Finance Report

Town of Thompsons Station

For the period ended October 31, 2021



Prepared by

Steve Banks, Finance Director

Prepared on

November 4, 2021

## Finance Director Notes

- Oct-21
- 1 Outside audit is in progress
  - 2 One year on the Wastewater billing software.  
Collecting informative data for the system that was not easily available before. (such as usage by areas)
  - 3 Hired Maint crew - now fully staffed to budget
  - 4 Town received recognition of it's timely adoption of a balanced budget for the fiscal year from the State Comptroller's office.

# Town of Thompson's Station

	Actual	Budgeted	%	%
	YTD 10/31/2021	FY 2021-2022	Budget	Remaining
<b>GENERAL FUND</b>				
All Revenue sources	\$ 1,435,572	\$ 4,695,899	30.6%	69.4%
LESS:				
Administrative Expenditures	\$ 387,268	\$ 1,049,479	36.9%	63.1%
Community Development Expenditures	\$ 112,380	\$ 590,409	19.0%	81.0%
Public Works Department	\$ 81,870	\$ 374,991	21.8%	78.2%
Park Expenditures	\$ 9,803	\$ 45,100	21.7%	78.3%
Total Debt Service	\$ 137,049	\$ 287,155	47.7%	52.3%
Capital Improvement Projects	\$ 182,850	\$ 3,046,988	6.0%	94.0%
Fund Increase (Decrease)	\$ 524,353	\$ (698,224)		
<b>STATE STREET AID</b>				
Gas Tax Revenues	\$ 73,361	\$ 184,000	39.9%	60.1%
LESS:				
Road and Street Expenditures	\$ 20,427	\$ 129,400	15.8%	84.2%
Capital Improvement Projects - Roads	\$ 26,242	\$ 187,292	14.0%	86.0%
Fund Increase (Decrease)	\$ 26,692	\$ (132,692)		
<b>WASTEWATER FUND</b>				
Total Wastewater Revenues	\$ 636,600	\$ 1,508,066	42.2%	57.8%
LESS:				
Operating Expenses	\$ 294,600	\$ 1,419,755	20.8%	79.2%
Net Income (Loss)	\$ 342,000	\$ 88,311		
Total Effluent Development Fees	\$ 248,602	\$ 847,508	29.3%	70.7%
Loan Proceeds		\$ 11,000,000	0.0%	100.0%
Capital Improvement Plan/Projects costs	\$ 148,919	\$ 11,750,500	1.3%	98.7%
Net Fund Increase (Decrease)	\$ 441,683			

# Town of Thompson's Station

	8/31/2021	9/30/2021	10/31/2021
<b>GENERAL FUND</b>			
Checking	\$ 1,832,609	\$ 2,041,718	\$ 2,241,966
Savings	\$ 7,674,476	\$ 7,676,324	\$ 7,677,080
Reserve	\$ (1,041,218)	\$ (1,042,930)	\$ (1,043,587)
<b>Total Cash</b>	<b>\$ 8,465,867</b>	<b>\$ 8,675,112</b>	<b>\$ 8,875,459</b>
<b>Add:</b>			
Accounts Receivable	\$ -	\$ -	\$ -
<b>Less:</b>			
Accounts Payable	\$ 124,544	\$ 174,090	\$ 126,047
Due To WW	\$ 118,969	\$ 208,675	\$ 236,172
Outstanding Purchase Orders	\$ 2,002,073	\$ 2,224,068	\$ 2,393,339
Loans	\$ 1,505,900	\$ 1,390,600	\$ 1,390,600
<b>Total Available Funds</b>	<b>\$ 4,714,381</b>	<b>\$ 4,677,679</b>	<b>\$ 4,729,301</b>

<b>WASTEWATER FUND</b>			
Checking	\$ 487,635	\$ 470,268	\$ 500,537
Savings	\$ 2,394,457	\$ 2,644,655	\$ 2,644,696
Reserve	\$ (709,000)	\$ (709,000)	\$ (709,000)
<b>Total Cash</b>	<b>\$ 2,173,092</b>	<b>\$ 2,405,923</b>	<b>\$ 2,436,233</b>
<b>Add:</b>			
Accounts Receivable	\$ 213,187	\$ 254,028	\$ 270,867
Due from GF	\$ 118,969	\$ 208,675	\$ 236,172
<b>Less:</b>			
Accounts Payable	\$ 8,275	\$ 68,385	\$ 4,742
Customer Deposits	\$ 56,250	\$ 58,625	\$ 60,725
Reservation Deposits	\$ 2,825	\$ 2,825	\$ 2,825
Outstanding Purchase Orders	\$ 608,095	\$ 443,183	\$ 464,158
Loans	\$ 194,217	\$ 184,959	\$ 175,699
<b>Total Available Funds</b>	<b>\$ 1,635,586</b>	<b>\$ 2,110,649</b>	<b>\$ 2,235,123</b>





# Town of Thompson's Station - General Fund

## Statement of Activity

July - October, 2021

	JUL 2021	AUG 2021	SEP 2021	OCT 2021	TOTAL
<b>Revenues</b>					
34100 Total Property Tax Revenues					\$0
31111 Real Property Tax Revenue	2,353	21	116		\$2,490
<b>Total 34100 Total Property Tax Revenues</b>	<b>2,353</b>	<b>21</b>	<b>116</b>		<b>\$2,490</b>
34200 Total Sales Tax Revenues					\$0
31610 Local Sales Tax - Trustee	146,675	152,033	147,293	160,526	\$606,526
31810 Adequate School Facilities Tax	6,441	5,417	4,449		\$16,308
32260 Business Tax Revenue	4,507	2,485	23,916	2,466	\$33,374
33510 Local Sales Tax - State	44,830	47,749	44,197	65,482	\$202,258
<b>Total 34200 Total Sales Tax Revenues</b>	<b>202,453</b>	<b>207,684</b>	<b>219,855</b>	<b>228,473</b>	<b>\$858,465</b>
34300 Total Gas Tax Revenues					\$0
33552 State Streets & Trans. Revenue	782	782	782	1,143	\$3,489
33553 SSA - Motor Fuel Tax	7,943	8,217	7,745	11,866	\$35,771
33554 SSA - 1989 Gas Tax	1,266	1,265	1,269	1,866	\$5,666
33555 SSA - 3 Cent Gas Tax	2,345	2,344	2,351	3,458	\$10,499
33556 SSA - 2017 Gas Tax	3,973	4,141	3,861	5,960	\$17,936
<b>Total 34300 Total Gas Tax Revenues</b>	<b>16,309</b>	<b>16,749</b>	<b>16,008</b>	<b>24,295</b>	<b>\$73,361</b>
34400 Total Building/Impact Fees					\$0
32200 Building Permits	32,369	35,577	45,982	27,957	\$141,886
32230 Submittal & Review Fees	9,070	250			\$9,320
32300 Impact Fees	47,383	35,930	75,453	53,817	\$212,583
<b>Total 34400 Total Building/Impact Fees</b>	<b>88,822</b>	<b>71,757</b>	<b>121,435</b>	<b>81,774</b>	<b>\$363,788</b>
34500 Total Alcohol Tax Revenues					\$0
31710 Wholesale Beer Tax	12,211	10,808	16,904	11,897	\$51,820
31720 Wholesale Liquor Tax	1,742	1,610	2,270	1,565	\$7,186
32000 Beer Permits	350		100	350	\$800
33535 Mixed Drink Tax	1,080	1,467	1,294	10,696	\$14,536
<b>Total 34500 Total Alcohol Tax Revenues</b>	<b>15,383</b>	<b>13,885</b>	<b>20,568</b>	<b>24,507</b>	<b>\$74,343</b>
34600 Total Grants					\$0
33730 St of TN Grants	86,848				\$86,848
<b>Total 34600 Total Grants</b>	<b>86,848</b>				<b>\$86,848</b>
34700 Total All Other Revenues					\$0
31900 CATV Franchise Fee Income	2,885	2,900		2,640	\$8,425
33520 State Income Tax		990			\$990
36120 Interest Earned - Invest. Accts	361	249	135	757	\$1,502
37746 Parks Revenue	1,194	-339	-322	59	\$592
37747 Parks Deposit Return			150	150	\$300
<b>Total 37746 Parks Revenue</b>	<b>1,194</b>	<b>-339</b>	<b>-172</b>	<b>209</b>	<b>\$892</b>
37750 Park Impact Fees	13,832	4,880	10,248	5,368	\$34,328



# Town of Thompson's Station - General Fund

## Statement of Activity

July - October, 2021

	JUL 2021	AUG 2021	SEP 2021	OCT 2021	TOTAL
37990 Other Revenue	875	625	875	1,125	\$3,500
<b>Total 34700 Total All Other Revenues</b>	<b>19,146</b>	<b>9,305</b>	<b>11,087</b>	<b>10,099</b>	<b>\$49,637</b>
<b>Total Revenues</b>	<b>\$431,314</b>	<b>\$319,402</b>	<b>\$389,068</b>	<b>\$369,149</b>	<b>\$1,508,933</b>
<b>GROSS REVENUES</b>	<b>\$431,314</b>	<b>\$319,402</b>	<b>\$389,068</b>	<b>\$369,149</b>	<b>\$1,508,933</b>
<b>Expenditures</b>					
43100 Total Payroll Costs					\$0
41110 Payroll Expense	43,215	45,959	46,153	45,723	\$181,050
41141 Payroll Taxes - FICA	3,378	3,653	3,560	3,759	\$14,351
41142 Payroll Taxes - Medicare	790	725	833	601	\$2,949
41147 Payroll Taxes - SUTA	50	45	22	-12	\$106
41289 Employee Retirement Expense	2,901	2,535	2,474	2,518	\$10,429
41514 Insurance - Employee Medical	11,074	8,565	8,565	8,773	\$36,977
<b>Total 43100 Total Payroll Costs</b>	<b>61,408</b>	<b>61,483</b>	<b>61,608</b>	<b>61,363</b>	<b>\$245,861</b>
43200 Total Streets and Roads					\$0
41268 Repairs & Maint-Roads, Drainage	378	1,510	1,469	-89	\$3,268
41269 SSA - Street Repair Expense	1,596	1,545	1,847	15,173	\$20,161
41270 Vehicle Fuel & Oil Expense	3,659	3,409	1,869	2,393	\$11,329
<b>Total 43200 Total Streets and Roads</b>	<b>5,633</b>	<b>6,464</b>	<b>5,185</b>	<b>17,477</b>	<b>\$34,758</b>
43300 Total Professional Fees					\$0
41252 Prof. Fees - Legal Fees		16,940	20,160	23,440	\$60,540
41253 Prof. Fees - Auditor			3,000		\$3,000
41254 Prof. Fees-Consulting Engineers	14,368			12,786	\$27,154
41259 Prof. Fees - Other	400				\$400
<b>Total 43300 Total Professional Fees</b>	<b>14,768</b>	<b>16,940</b>	<b>23,160</b>	<b>36,226</b>	<b>\$91,094</b>
43400 Total Operating Costs					\$0
41211 Postage, Freight & Express Chgs			63	116	\$179
41231 Publication of Legal Notices	1,386		489		\$1,875
41235 Memberships & Subscriptions		2,259		1,036	\$3,295
41241 Utilities - Electricity	994	1,104	3,006	3,106	\$8,211
41242 Utilities - Water	210	384	635	575	\$1,805
41244 Utilities - Gas	84	84	84	84	\$336
41245 Telecommunications Expense	1,004	1,004	1,004	5,137	\$8,148
41255 Software subscription/maint	4,224	758	1,789	782	\$7,553
41265 Parks & Rec. Expense	1,132	500	554	5,950	\$8,136
41266 Repairs & Maint - Bldg	2,240	2,966	4,924	3,410	\$13,540
41280 Travel Expense		80		322	\$402
41285 Continuing Education Expense	210	249	369	2,040	\$2,868
41300 Economic Development Expense	798				\$798
41311 Office Expense	5,090	2,134	2,383	5,140	\$14,746
41312 Small Equipment	503	1,444	503	21	\$2,470



# Town of Thompson's Station - General Fund

## Statement of Activity

July - October, 2021

	JUL 2021	AUG 2021	SEP 2021	OCT 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
42100 Permits and Fees				1,000	\$1,000
<b>Total 43400 Total Operating Costs</b>	<b>80,332</b>	<b>12,967</b>	<b>14,052</b>	<b>28,717</b>	<b>\$136,068</b>
43500 Total County Services					\$0
41291 Animal Control Services	8,130				\$8,130
41800 Emergency Services	100,000				\$100,000
<b>Total 43500 Total County Services</b>	<b>108,130</b>				<b>\$108,130</b>
49030 Debt Service			137,049		\$137,049
49900 Total Capital Improvement Costs					\$0
41940 Capital Projects	47,080	64,742	68,419		\$180,240
<b>Total 49900 Total Capital Improvement Costs</b>	<b>47,080</b>	<b>64,742</b>	<b>68,419</b>		<b>\$180,240</b>
<b>Total Expenditures</b>	<b>\$317,351</b>	<b>\$162,595</b>	<b>\$309,473</b>	<b>\$143,783</b>	<b>\$933,201</b>
CHANGE IN POSITION	<b>\$113,963</b>	<b>\$156,807</b>	<b>\$79,595</b>	<b>\$225,366</b>	<b>\$575,732</b>
NET CHANGE IN POSITION	<b>\$113,963</b>	<b>\$156,807</b>	<b>\$79,595</b>	<b>\$225,366</b>	<b>\$575,732</b>

**Town of Thompsons Station - General Fund**  
**Activity by Dept. \*\*\*Unaudited\*\*\***  
**July - October, 2021**

	4500 Com Dev	6000 - Public Works	8000 - Town Hall	9000 Parks Dep	SSA	TOTAL
<b>Expenditures</b>						
41944 Capital Projects - Parks						
43100 Total Payroll Costs						0.00
41110 Payroll Expense	69,471.59	53,146.16	58,431.92			181,049.67
41141 Payroll Taxes - FICA	4,432.50	3,475.83	6,442.30			14,350.63
41142 Payroll Taxes - Medicare	873.31	569.23	1,506.68			2,949.22
41147 Payroll Taxes - SUTA		43.92	61.58			105.50
41289 Employee Retirement Expense	3,205.76	2,335.76	4,887.48			10,429.00
41514 Insurance - Employee Medical			36,976.91			36,976.91
<b>Total 43100 Total Payroll Costs</b>	<b>\$ 77,983.16</b>	<b>\$ 59,570.90</b>	<b>\$ 108,306.87</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 245,860.93</b>
43200 Total Streets and Roads						
41268 Repairs & Maint-Roads, Drainage		3,268.18				3,268.18
41269 SSA - Street Repair Expense					19,744.18	19,744.18
41270 Vehicle Fuel & Oil Expense	251.88	11,077.47				11,329.35
<b>Total 43200 Total Streets and Roads</b>	<b>\$ 251.88</b>	<b>\$ 14,345.65</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 19,744.18</b>	<b>\$ 34,341.71</b>
43300 Total Professional Fees						
41252 Prof. Fees - Legal Fees			60,540.00			60,540.00
41253 Prof. Fees - Auditor			3,000.00			3,000.00
41254 Prof. Fees-Consulting Engineers	27,154.32					27,154.32
41259 Prof. Fees - Other	400.00					400.00
<b>Total 43300 Total Professional Fees</b>	<b>\$ 27,554.32</b>	<b>\$ 0.00</b>	<b>\$ 63,540.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 91,094.32</b>
43400 Total Operating Costs						
41211 Postage, Freight & Express Chgs			178.95			178.95
41231 Publication of Legal Notices			1,874.55			1,874.55
41235 Memberships & Subscriptions			3,294.59			3,294.59
41241 Utilities - Electricity		506.93	2,455.71	543.61	682.87	4,189.12
41242 Utilities - Water		74.81	231.58	673.53		979.92
41244 Utilities - Gas			336.00			336.00
41245 Telecommunications Expense			8,148.45			8,148.45
41255 Software subscription/maint	1,761.54		5,791.51			7,553.05
41265 Parks & Rec. Expense				8,135.76		8,135.76
41266 Repairs & Maint - Bldg		7,065.17	7,125.00			14,190.17
41280 Travel Expense			401.87			401.87
41285 Continuing Education Expense	1,516.58	150.00	1,201.25			2,867.83
41300 Economic Development Expense			798.00			798.00
41311 Office Expense	2,312.38	156.40	12,277.54			14,746.32
41312 Small Equipment			2,470.32			2,470.32
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

**Town of Thompsons Station - General Fund**  
**Activity by Dept. \*\*\*Unaudited\*\*\***  
 July - October, 2021

	4500 Com Dev	6000 - Public Works	8000 - Town Hall	9000 Parks Dep	SSA	TOTAL
41515 Insurance - Auto			29,921.00			29,921.00
42100 Permits and Fees	1,000.00					1,000.00
<b>Total 43400 Total Operating Costs</b>	<b>\$ 6,590.50</b>	<b>\$ 7,953.31</b>	<b>\$ 107,291.32</b>	<b>\$ 9,802.90</b>	<b>\$ 682.87</b>	<b>\$ 132,320.90</b>
<b>43500 Total County Services</b>						
41291 Animal Control Services			8,130.00			8,130.00
41800 Emergency Services			100,000.00			100,000.00
<b>Total 43500 Total County Services</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 108,130.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 108,130.00</b>
49030 Debt Service			<b>\$ 137,049.08</b>			
<b>49900 Total Capital Improvement Costs</b>						
<b>41940 Capital Projects</b>						
Approved Budget Capital Expenditures			5,605.92			5,605.92
Critz Lane Phase 1			103,710.61			103,710.61
Maint Equipment			4,200.00			4,200.00
Park Improvements			69,333.00			69,333.00
SSA CIP					26,242.00	26,242.00
<b>Total 41940 Capital Projects</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 182,849.53</b>	<b>\$ 0.00</b>	<b>\$ 26,242.00</b>	<b>\$ 209,091.53</b>
<b>Total 49900 Total Capital Improvement Costs</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 182,849.53</b>	<b>\$ 0.00</b>	<b>\$ 26,242.00</b>	<b>\$ 209,091.53</b>
<b>Total Expenditures</b>	<b>\$ 112,379.86</b>	<b>\$ 81,869.86</b>	<b>\$ 707,166.80</b>	<b>\$ 9,802.90</b>	<b>\$ 46,669.05</b>	<b>\$ 957,888.47</b>





# General Fund

## Open Purchase Order List by Vendor

July 2018 - October 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE	DIVISION
Boozer & Company, P.C.					
09/20/2021	2021-009	Critz Lane appraisal - Evans property	3,500.00	3,500.00	General Fund
<b>Total for Boozer &amp; Company, P.C.</b>			<b>\$3,500.00</b>	<b>\$3,500.00</b>	
Culver CPAs PLLC					
07/01/2021	2021-008	FY2021 audit fees per contract	13,500.00	10,500.00	General Fund
<b>Total for Culver CPAs PLLC</b>			<b>\$13,500.00</b>	<b>\$10,500.00</b>	
Energy Land & Infrastructure, LLC					
05/01/2020	2020-011	Town center surveying	22,380.00	8,062.60	General Fund
<b>Total for Energy Land &amp; Infrastructure, LLC</b>			<b>\$22,380.00</b>	<b>\$8,062.60</b>	
H.B. & T.S. Utility District					
02/09/2021	2020-037	Resolution 2021-002	143,000.00	40,922.40	General Fund
<b>Total for H.B. &amp; T.S. Utility District</b>			<b>\$143,000.00</b>	<b>\$40,922.40</b>	
IDT Plans, LLC					
03/09/2021	2020-040	Resolution 2021-005 for IDT Plans	89,094.00	17,594.00	General Fund
<b>Total for IDT Plans, LLC</b>			<b>\$89,094.00</b>	<b>\$17,594.00</b>	
Kimley-Horn					
01/14/2020	2020-002	Resolution 2020-002 - ATP Grant for Phase 2 of Trailways grant through Preservation Park	190,200.00	40,551.65	General Fund
03/11/2020	2020-013	Resolution 2020-006 Phase 3 ATP grant greenways PIN# 128762.00	200,500.00	33,630.00	General Fund
08/13/2020	2020-021	Amendment no. 1 for Greenway Phase 3 - surveying	8,250.00	1,007.00	General Fund
10/13/2020	2020-031	Clayton Arnold Connector walkway design BOMA approved 10/13/2020 meeting	75,000.00	44,390.00	General Fund
05/11/2021	2020-042	TS Greenway Phase 3 Amend no. 2	192,400.00	192,400.00	General Fund
09/14/2021	2021-007	All Aboard comp plan	119,970.00	119,970.00	General Fund
<b>Total for Kimley-Horn</b>			<b>\$786,320.00</b>	<b>\$431,948.65</b>	
Morton Salt Inc					
09/14/2021	2021-006	Salt for roads	14,892.00	673.12	General Fund
<b>Total for Morton Salt Inc</b>			<b>\$14,892.00</b>	<b>\$673.12</b>	
Ragan-Smith Associates, Inc.					
12/31/2020	2020-050	CEI contract	183,175.01	178,686.61	General Fund
<b>Total for Ragan-Smith Associates, Inc.</b>			<b>\$183,175.01</b>	<b>\$178,686.61</b>	



# General Fund

## Open Purchase Order List by Vendor

July 2018 - October 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE	DIVISION
Rogers Group, Inc.					
08/12/2020	2020-019	Critz Lane phase 1 construction	1,583,900.00	1,583,900.00	General Fund
<b>Total for Rogers Group, Inc.</b>			<b>\$1,583,900.00</b>	<b>\$1,583,900.00</b>	
Wright Paving Contractors, Inc.					
08/02/2021	2021-004	Pratt Road repaving	117,551.50	117,551.50	General Fund
<b>Total for Wright Paving Contractors, Inc.</b>			<b>\$117,551.50</b>	<b>\$117,551.50</b>	
<b>TOTAL</b>			<b>\$2,957,312.51</b>	<b>\$2,393,338.88</b>	



# Town of Thompson's Station - Wastewater Fund

## Statement of Activity

July - October, 2021

	JUL 2021	AUG 2021	SEP 2021	OCT 2021	TOTAL
<b>Revenues</b>					
34090 Total Wastewater Fees					\$0
31000 Wastewater Treatment Fees	175,153	147,571	172,153	138,684	\$633,560
31010 Septage Disposal Fees	800	800	1,100		\$2,700
<b>Total 34090 Total Wastewater Fees</b>	<b>175,953</b>	<b>148,371</b>	<b>173,253</b>	<b>138,684</b>	<b>\$636,260</b>
341090 Total Tap Fees					\$0
31015 Effluent Disposal Fee	79,101	33,900	96,050	39,550	\$248,602
<b>Total 341090 Total Tap Fees</b>	<b>79,101</b>	<b>33,900</b>	<b>96,050</b>	<b>39,550</b>	<b>\$248,602</b>
34700 Total All Other Revenues					\$0
36120 Interest Earned - Invest. Accts		101	199	40	\$340
<b>Total 34700 Total All Other Revenues</b>		<b>101</b>	<b>199</b>	<b>40</b>	<b>\$340</b>
<b>Total Revenues</b>	<b>\$255,054</b>	<b>\$182,372</b>	<b>\$269,503</b>	<b>\$178,274</b>	<b>\$885,202</b>
<b>GROSS REVENUES</b>	<b>\$255,054</b>	<b>\$182,372</b>	<b>\$269,503</b>	<b>\$178,274</b>	<b>\$885,202</b>
<b>Expenditures</b>					
43100 Total Payroll Costs					\$0
41110 Payroll Expense	21,623	21,623	21,756	21,623	\$86,625
41141 Payroll Taxes - FICA	700	774	635	700	\$2,810
41142 Payroll Taxes - Medicare	73		149	73	\$295
41289 Employee Retirement Expense	506	253	512		\$1,271
41514 Insurance - Employee Medical	1,614	1,614	1,614	1,614	\$6,456
<b>Total 43100 Total Payroll Costs</b>	<b>24,516</b>	<b>24,263</b>	<b>24,666</b>	<b>24,011</b>	<b>\$97,456</b>
43200 Total Streets and Roads					\$0
41270 Vehicle Fuel & Oil Expense	396				\$396
<b>Total 43200 Total Streets and Roads</b>	<b>396</b>				<b>\$396</b>
43300 Total Professional Fees					\$0
41252 Prof. Fees - Legal Fees		5,540	7,600	4,340	\$17,480
41254 Prof. Fees-Consulting Engineers		3,675	2,306	3,940	\$9,921
41259 Prof. Fees - Other	4,077	4,428	5,339	4,712	\$18,555
<b>Total 43300 Total Professional Fees</b>	<b>4,077</b>	<b>13,643</b>	<b>15,245</b>	<b>12,992</b>	<b>\$45,956</b>
43400 Total Operating Costs					\$0
41211 Postage, Freight & Express Chgs		819	877	794	\$2,491
41220 Lab Water Testing	351	163	163	258	\$934
41221 Printing, Forms & Photocopy Exp		358	401	347	\$1,106
41235 Memberships & Subscriptions			944		\$944
41241 Utilities - Electricity	7,899	8,145	6,452	6,363	\$28,858
41242 Utilities - Water	276	460			\$736
41245 Telecommunications Expense	285	705	765	1,965	\$3,719
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 - October, 2021

	JUL 2021	AUG 2021	SEP 2021	OCT 2021	TOTAL
41266 Repairs & Maint - Bldg	650				\$650
41280 Travel Expense		253		506	\$758
41311 Office Expense			2,750		\$2,750
41312 Small Equipment	7,073				\$7,073
41320 Supplies Expense	2,488	7,760	12,080	8,066	\$30,394
41511 Insurance - Property	17,400				\$17,400
41691 Bank Charges	520	525	464	524	\$2,034
<b>Total 43400 Total Operating Costs</b>	<b>36,940</b>	<b>20,487</b>	<b>72,891</b>	<b>18,823</b>	<b>\$149,141</b>
43600 Total Interest Expense					\$0
41633 Interest Expense - Note Payable	433	430	410	378	\$1,651
<b>Total 43600 Total Interest Expense</b>	<b>433</b>	<b>430</b>	<b>410</b>	<b>378</b>	<b>\$1,651</b>
49900 Total Capital Improvement Costs					\$0
41940 Capital Projects		830	120,378	27,711	\$148,919
<b>Total 49900 Total Capital Improvement Costs</b>		<b>830</b>	<b>120,378</b>	<b>27,711</b>	<b>\$148,919</b>
<b>Total Expenditures</b>	<b>\$66,363</b>	<b>\$59,652</b>	<b>\$233,589</b>	<b>\$83,914</b>	<b>\$443,519</b>
CHANGE IN POSITION	\$188,691	\$122,719	\$35,913	\$94,360	\$441,683
Other Expenditures					
Depreciation	44,166	44,166	44,166	44,166	\$176,664
<b>Total Other Expenditures</b>	<b>\$44,166</b>	<b>\$44,166</b>	<b>\$44,166</b>	<b>\$44,166</b>	<b>\$176,664</b>
NET OTHER CHANGES	\$ -44,166	\$ -44,166	\$ -44,166	\$ -44,166	\$ -176,664
NET CHANGE IN POSITION	\$144,525	\$78,553	\$ -8,253	\$50,194	\$265,019



# Wastewater

## Open Purchase Order List by Vendor

July 2018 - October 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE
<b>Barge Design Solutions, Inc.</b>				
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
<b>Total for Barge Design Solutions, Inc.</b>			<b>\$1,175,800.00</b>	<b>\$412,757.90</b>
<b>Hughes Excavating LLC</b>				
03/09/2021	2020-039	Relocation of Wastewater lines Resolution 2021-006	231,500.00	33,500.00
<b>Total for Hughes Excavating LLC</b>			<b>\$231,500.00</b>	<b>\$33,500.00</b>
<b>UT Municipal Technical Advisory Service</b>				
10/27/2020	2020-028	MTAS WW user rate fee study (max fee of \$5k)	5,000.00	5,000.00
<b>Total for UT Municipal Technical Advisory Service</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>
<b>Utility Technologies</b>				
02/11/2021	2020-036	BOMA approved 2/9/2021	43,000.00	12,900.00
<b>Total for Utility Technologies</b>			<b>\$43,000.00</b>	<b>\$12,900.00</b>
<b>TOTAL</b>			<b>\$1,455,300.00</b>	<b>\$464,157.90</b>



Town of Thompson's Station

Usage Breakdown  
 Billing Cycle: 1  
 For Period 11/1/2020 - 10/31/2021  
 Service Type: Wastewater  
 Show Details: False  
 Subtotal By: Classification - Area

	Usage	Amount
<b>Total Classification Allenwood Count: 14</b>	<b>11,009</b>	<b>9,068.07</b>
<b>Total Classification Bridgemore Village Count: 502</b>	<b>343,624</b>	<b>350,235.19</b>
<b>Total Classification Fields of Canterbury Count: 912</b>	<b>664,202</b>	<b>552,819.48</b>
<b>Total Classification Heritage Commons Count: 10</b>	<b>66,827</b>	<b>37,221.42</b>
<b>Total Classification Regional Plant Count: 21</b>	<b>30,941</b>	<b>97,100.42</b>
<b>Total Classification Tollgate Village Count: 721</b>	<b>461,067</b>	<b>490,209.58</b>
<b>Total Classification Whistle Stop Count: 12</b>	<b>-13,828</b>	<b>10,447.98</b>

62.00

Period	Usage	Amount
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
10/1/2021 - 10/31/2021	60,652	\$137,156.05
	<b>1,563,842</b>	<b>\$1,547,102.14</b>

# Town of Thompson's Station

## Usage Breakdown

Billing Cycle: 1

For Period 11/1/2020 - 10/31/2021

Service Type: Wastewater

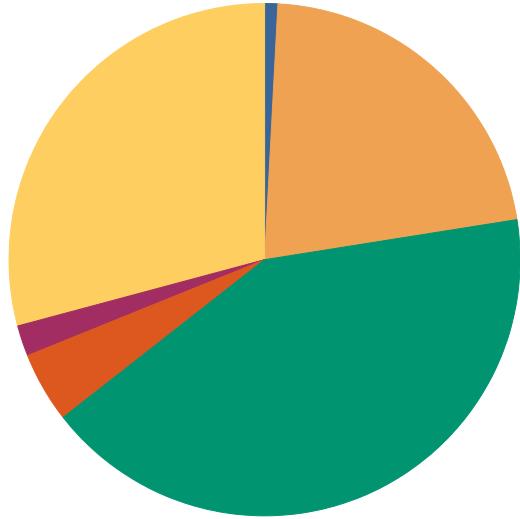
Show Details: False

Subtotal By: Classification - Area

Usage

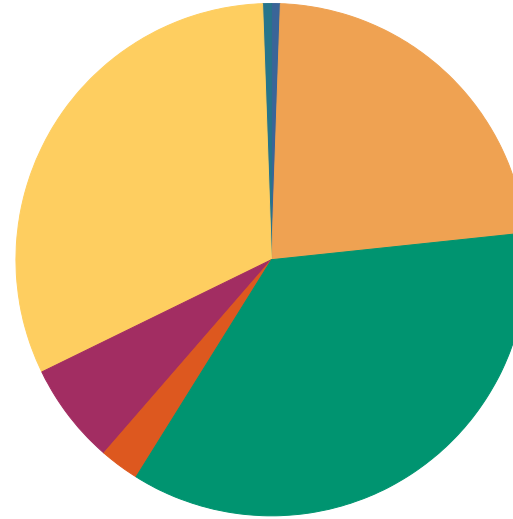
Amount

### Usage By Classification



Allenwood	0.7%
Bridgemore Village	21.6%
Fields of Canterbury	41.7%
Heritage Commons	4.2%
Regional Plant	1.9%
Tollgate Village	29.0%
Whistle Stop	(0.9)%
Total	100.0%

### Amount By Classification



Allenwood	0.6%
Bridgemore Village	22.6%
Fields of Canterbury	35.7%
Heritage Commons	2.4%
Regional Plant	6.3%
Tollgate Village	31.7%
Whistle Stop	0.7%
Total	100.0%

## New Residential Permits Issued 2016 -2021

### *Monthly Comparison*

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
January	17	11	12	19	9	21
February	16	29	24	6	13	11
March	23	21	17	16	11	11
April	19	6	24	33	21	10
May	23	18	15	23	16	22
June	24	13	10	14	22	15
July	10	21	17	13	12	17
August	19	17	31	25	6	13
September	4	26	21	15	19	20
October	17	9	17	8	10	16
November	13	43	12	15	5	
December	13	8	5	16	9	
TOTAL FOR YEAR:	<u>198</u>	<u>222</u>	<u>205</u>	<u>203</u>	<u>153</u>	<u>156</u>



This certificate is proudly presented to

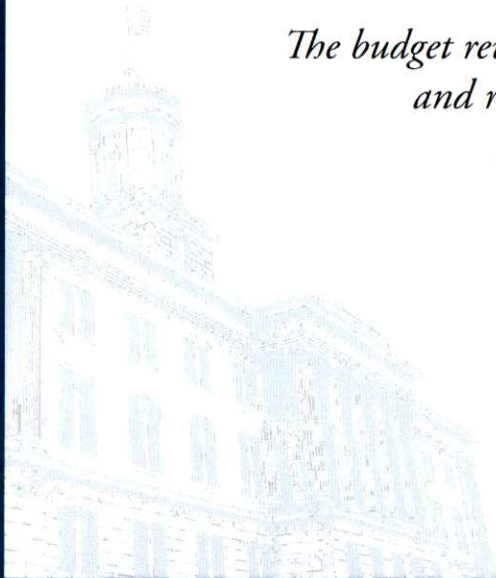
# TOWN OF THOMPSON'S STATION

on this day, September 27th, 2021, in recognition of its timely adoption of a balanced budget for fiscal year beginning July 1, 2021.

*The budget review was completed by the Office of the Comptroller of the Treasury and resulted in a standard approval indicating the government's commitment to operate with a sound financial plan.*



**JASON E. MUMPOWER**  
*Comptroller of the Treasury*



<b>Project</b>	<b>Barge Primary Contact</b>	<b>General Project Description</b>	<b>Recent Actions</b>	<b>Upcoming Actions</b>
<b><u>Alexander Property Drip Fields</u></b>	<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"> <li>- All areas have been reviewed and acreage has been finalized.</li> <li>- The site has yielded approximately 36 acres of usable soil.</li> </ul>	- None.
<b><u>Regional Wastewater Treatment Facility Expansion</u></b>	<i>Matthew Johnson</i>	Expansion of Regional Facility to increase treatment capacity.	<ul style="list-style-type: none"> <li>- SRF is conducting financial review.</li> <li>- Continued to coordinate with SRF regarding funding application requirements.</li> <li>- TDEC has issued draft SOP permit for review.</li> </ul>	<ul style="list-style-type: none"> <li>- Once SRF completes financial review, conduct public meeting.</li> <li>- Continue to coordinate with SRF regarding review and application requirements.</li> </ul>
<b><u>Critz Lane Utility Relocation</u></b>	<i>Clayton Foster</i>	Relocation of wastewater pipelines along Critz Lane to accommodate new road improvements.	<ul style="list-style-type: none"> <li>- All construction has been completed.</li> <li>- Record drawings are in process.</li> <li>- Final contractor pay application submitted.</li> </ul>	- Continue project closeout.
<b><u>Regional System I/I Investigation</u></b>	<i>Matthew Johnson</i>	Investigation to source of inflow/infiltration (I/I) in the wastewater collection system.	<ul style="list-style-type: none"> <li>- CCTV has been reviewed and rehabilitation recommendations have been developed.</li> <li>- Recommended rehab includes cured-in-place pipe rehabilitation of ductile iron pipes with signs of infiltration.</li> </ul>	- Develop bid documents for pipe rehabilitation project.



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- **Greenway Phase 3 – Submitted ROW plans to TDOT 10/8, Simchah was to check in with TDOT reviewers for update on 10/22, I followed up on 10/28 and no response yet. Andrew Mills emailed today saying he'd review the acquisition table to make sure he had the info he needs in order to begin title searches. Surveyor is preparing legal descriptions and exhibits for ROW acquisition.**
- **Greenway Phase 2 – New South has proceeded with the additional scope requested by TDOT for the NEPA as it relates to the Civil War site exploration.**
- **Greenway Phase 4 – TAP grant was submitted last week, now we wait on TDOT to make awards**
- **Clayton-Arnold – Pending Town review on draft plans**

**PLAN PROJECT STATUS UPDATE:**

- **Participated in a citywide field visit with Town staff to better understand specific context, opportunities, and challenges to consider in the development of the comprehensive plan**
- **Completed a stakeholder interview with Mayor Napier**
- **Performed outreach to members of the development community and representatives of utility board to coordinate interviews**
- **Compiled data, GIS files and existing plans**
- **Began the existing Town context analysis**

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## Recent Actions:

- Updates to traffic control plans based on September/October coordination with BOMA, Town Staff, and subsequent discussions

## Upcoming Actions:

- TDEC approval of NOI that incorporates the approved HD prepared by Barge Design Solutions (this is under review at TDEC and all review comments have been addressed)
- Coordination with Rogers Group to install traffic control signs and message boards starting as soon as November 3-5 providing a minimum 1 week notice before any closures

### **Brandon Baxter**

PE, PTOE

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