

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Agenda  
November 10, 2020**

**Meeting Called To Order**

**Consent Agenda**

**A. Approval To Conduct This Meeting By Electronic Means Which Is Necessary To Protect The Public Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak (Pursuant To Executive Order No. 65).**

Documents:

[INTRODUCTION STATEMENT FOR TS BOMA NOV 2020.PDF](#)

**B. Consideration Of The Minutes Of The October 13, 2020 Regular Meeting.**

Documents:

[ITEM B - BOMA MINUTES 10\\_13\\_2020.PDF](#)

**C. Appointments/Reappointments:**

- i. Parks & Recreation Advisory Board – Millie Halvorson & Clayton Blunt
- ii. DRC – Reappointment of Steve Bennett

Documents:

[ITEM C - PARKS CANDIDATES.PDF](#)

**D. Meeting Dates - 2021**

Documents:

[ITEM D - MEETING DATES 2021 REV.PDF](#)

**Announcements**

**Public Comment**

**Any citizen desiring to make a comment can submit their written comments to the Town Clerk which will be included in the meeting minutes for public perusal.** Email your comments to Town Hall at [INFO@THOMPSONS-STATION.COM](mailto:INFO@THOMPSONS-STATION.COM) with November **BOMA Public Comments** as the Subject Line. Contact the Town Clerk with any questions at (615) 794-4333 ext. 1.

**Unfinished Business:**

**1. Approval Of First Reading Of Ordinance 2020-011 To Amend Title 18 To Adopt A Policy For Waste Water Tap Reversion And Assignment:**

Documents:

ITEM 1 - ORDINANCE FOR WASTE WATER TAP REVERSION AND  
ASSIGNMENT - 11.2.20.PDF  
ITEM 1 - REDLINED ORDINANCE FOR WASTE WATER TAP  
REVERSION AND ASSIGNMENT 11.2.20.PDF

**2. Approval Of Second Reading Of Ordinance 2020-012 To Amend Ordinance  
99-002, Title 15, Chapter 2 Of The Thompson's Station Municipal Code  
Regarding Speed Limits:**

Documents:

ITEM 2 - ORDINANCE 2020-012 AMEND ORDINANCE 99-002 TO  
CREATE A RESIDENTIAL SUBDIVISION SPEED LIMIT.PDF

**New Business:**

**3. Approval Of Zoning Associated With Annexation Of Property At 4440 Les  
Watkins Road:**

Documents:

ITEM 3 - STAFF REPORT 4440 LES WATKINS ZONING.PDF  
ITEM 3 - PLAN OF SERVICES 4440 LES WATKINS ROAD.PDF

**Adjourn**

**Information Only:**

**Finance Report**

Documents:

BOMA NOV 2020 FINANCE REPORT.PDF

**\* Reappointment:**

Planning Commission – Reappointment of Trent Harris by Mayoral  
Appointment.

*This meeting will be held remotely due to the Public Health Emergency related to  
COVID-19 & will be live-streamed via our website at [www.thompsons-station.com](http://www.thompsons-station.com)*

STATEMENT FOR THE RECORD AT START OF MEETING  
Thompson's Station Board of Mayor and Alderman

Hello and welcome to this the November 10th, 2020, Board of Mayor and Alderman meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 65 (which was previously extended by Executive Order # 16, 34, 51 and 60): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Board of Mayor and Alderman meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Board of Mayor and Alderman to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Board of Mayor and Alderman, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Virtual Meeting Minutes  
October 13, 2020 7:00 p.m.**

**Call to Order:**

The virtual meeting of the Board of Mayor and Alderman of the Town of Thompson's Station was called to order at 7:00 p.m. on October 13, 2020 with the required quorum. The following statement was read by Mayor Napier:

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order No. 60 (which was previously extended by Executive Orders Nos. 16, 34 and 51):

This Town of Thompson's Station Board of Mayor and Alderman meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Board of Mayor and Alderman to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Board of Mayor and Alderman, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at [thompsons-station.com](http://thompsons-station.com) within 24 hours of this meeting. Members and staff participating remotely were: Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Administrator Ken McLawhon; Finance Director Steve Banks; IT Coordinator Tyler Rainey, Town Recorder/Clerk Regina Fowler, Maintenance Supervisor Brian King and Town Attorneys Andrew Mills and Kirk Vandivort. Other attendees participating remotely were Alisha Eley with Kimley-Horn; Josh Denton representing Whistle Stop and Matthew Johnson-Barge Design.

**Consent Agenda:**

- a) Approval to conduct this meeting by electronic means which is necessary to protect the public health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak (pursuant to Executive Order No. 60).**
- b) Consideration of the Minutes of the September 8, 2020 regular meeting.**
- c) Whistle Stop Settlement Agreement Contract Amendment – Paving of School Street.**
- d) Approve Resolution 2020-014 Extending the Use of the Town's Right of Way by the City of Spring Hill, TN for the purpose of a Temporary Traffic Signal.**

1. **Approve Consent Agenda:** Alderman Bell made a motion to remove item c) Whistle Stop Settlement Agreement Contract Amendment from the Consent Agenda. The motion was seconded by Alderman Alexander and carried unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

2. **Approve the Amended Consent Agenda:** Alderman Brandon Bell made a motion to approve the amended Consent Agenda a) Approval to conduct the meeting by electronic means which is necessary to protect the public health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak (pursuant to Executive Order No. 60). b) Consideration of the Minutes of the September 8, 2020 regular meeting. d) Approve Resolution 2020-014 Extending Town’s Right of Way by the City of Spring Hill, TN for the purpose of a Temporary Traffic Signal. The motion was seconded by Alderman Alexander and carried unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

3. **Approve Whistle Stop Settlement Agreement Contract Amendment – Paving of School Street:** Alderman Bell made a motion to approve Whistle Stop Settlement Agreement Contract Amendment - Paving of School Street. The motion was seconded by Alderman Alexander and carried unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

**Announcements/Agenda Requests:**

Alderman Alexander announced that Micah Wood is the new full time Town Planning Director for the Town of Thompson’s Station. Micah has been Interim Town Planner for several months and has done a great job. We would like to welcome Micah to our Town Family.

**Public Comments:**

None

**Unfinished Business:**

4. **Second Reading of Ordinance 2020-010 of the Town of Thompson’s Station to Amend Municipal Code Chapter 14 as to the Design Review Commission:** Alderman Bell made a motion to approve on Second Reading of Ordinance 2020-010 of the Town of Thompson’s Station to Amend Municipal Code Chapter 14 as to the Design Review Commission. The Motion was seconded by Alderman Stover and the motion carried.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Nay
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>4</b>	<b>Nay</b>	<b>1</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

**New Business:**

5. **Kimley Horne Contract – Clayton Arnold Road:** Alderman Alexander made a motion to approve the Kimley-Horne Contract for Clayton Arnold Road. The motion was seconded by Alderman Stover and carried unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

6. **Barge Design Contract – Amendment to existing Contract for Dual Applications for funding of Regional Waste Water Treatment Plant Upgrades:**

Alderman Stover made a motion to approve the Barge Design Contract - Amendment to existing Contract for Dual Applications for funding of Regional Waste Water Treatment Plant Upgrades. The motion was seconded by Alderman Bell and the motion carried.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Nay
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>4</b>	<b>Nay</b>	<b>1</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

7. **Approval of first Reading of Ordinance 2020-011 to Adopt a Policy for Waste Water Tap Transfer:**

Alderman Bell made a motion to **Defer** first Reading of Ordinance 2020-011 to Adopt a Policy for Waste Water Tap Transfer. Alderman Stover seconded the motion and it carried unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

**8. Approval of First Reading of Ordinance 2020-012 to Amend Ordinance 99-002, Title 15, Chapter 2 of the Thompson’s Station Municipal Code regarding Speed Limits:**

Alderman Stover made a motion to Approve on First Reading of Ordinance 2020-012 to Amend Ordinance 99-002, Title 15, Chapter 2 of the Thompson’s Station Municipal Code regarding Speed Limits. Alderman Alexander seconded the motion and it passed unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

**9. Approval to Adjourn:** Alderman Alexander made a motion to Adjourn. Alderman Bell seconded the motion and it passed unanimously.

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Alderman Alexander	Yea	Alderman Bell	Yea	Alderman Dilks	Yea
Alderman Stover	Yea	Mayor Napier	Yea		
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>
				<b>Absent</b>	<b>0</b>

Motion carried.

There being no further business, the meeting was adjourned at 8:35 p.m.

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**Corey Napier, Mayor**

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**Regina Fowler Town Recorder/Clerk**

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**From:** Tyler Rainey <trainey@thompsons-station.com> on behalf of Tyler Rainey  
**Sent:** Friday, October 25, 2019 8:12 AM  
**To:** Wendy Deats; Jennifer Jones  
**Subject:** Fwd: Online Form Submittal: Parks Board Interest Form

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

**From:** <noreply@civicplus.com>  
**Date:** Thu, Oct 24, 2019 at 8:11 PM  
**Subject:** Online Form Submittal: Parks Board Interest Form  
**To:** <info@thompsons-station.com>, <trainey@thompsons-station.com>

## Parks Board Interest Form

First Name	millie
Last Name	halvorson
Address1	2708 Brenda Street
City	Thompson's Station
State	TN
Zip	37179
E-mail Address	<a href="mailto:m.halvorson19@gmail.com">m.halvorson19@gmail.com</a>
Phone Number	6153053132

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

My family have lived in Thompson's Station for 20 years. I previously served on the Planning Commission and was the chairman of the Planning Commision for 1 year. I am also on the board of Outdoor Encounter which is the organization that built Alexander Tralls and the soccer fields by Heritage Middle School and the Mars dog park. I also wrote and assisted with with the Safe Routes to School grant that connected Heritage Elementary and Middle schools with adjacent neighborhoods. I feel parks and greenways are a very important part of any community and I would love to serve on the advisory board to help with future plans of parks and greenways in Thompson's Station.



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**From:** Tyler Rainey  
**Sent:** Thursday, September 26, 2019 10:47 AM  
**To:** Wendy Deats; Jennifer Jones  
**Subject:** Fwd: Online Form Submittal: Parks Board Interest Form

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

**From:** <noreply@civicplus.com>  
**Date:** Thu, Sep 26, 2019 at 10:46 AM  
**Subject:** Online Form Submittal: Parks Board Interest Form  
**To:** <info@thompsons-station.com>, <trainey@thompsons-station.com>

## Parks Board Interest Form

First Name	Clayton
Last Name	Blunt
Address1	2508 Tapestry St
City	Thompsons Station
State	Tennessee
Zip	37179
E-mail Address	<a href="mailto:claytonblunt1@gmail.com">claytonblunt1@gmail.com</a>
Phone Number	6158380772

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

Hello! My name is Clayton Blunt, I'm a resident of Thompsons Station located in the Canterbury subdivision. I own a State Farm agency in Nashville and served four years in the Marine Corps. My family and I (wife & two kids) are huge supporters of our towns wonderful parks and rec growth initiatives. I would love nothing more than to serve this community and help it grow in any way. I have also been participating in williamson country recreational sports programs since we moved here in 2015. I'm proud to be a resident of Thompsons Station, and would gladly give my time and energy to support it's growth.

Thank you!

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

**Board of Mayor and Aldermen  
 2021 Meeting/Work Session Dates**

January 12	June 8
February 9	August 10
March 9	September 14
April 13	October 12
May 11	November 9

All meetings will be held at **7:00 p.m.** either remotely due to the Public Health Emergency related to COVID-19 & will be live-streamed via our website at [www.thompsons-station.com](http://www.thompsons-station.com) or at the Thompson's Station Community Center, located at 1555 Thompson's Station Road West. All interested persons are either invited to listen via live-stream or to attend. Agendas and Information will be published/updated to our website.

[www.thompsons-station.com](http://www.thompsons-station.com)

**The Thompson's Station Planning Commission  
 2021 Meeting Dates (Submittal Deadlines)\***

January 26	(Dec. 18 2020)
February 23	(Jan. 15, 2021)
March 23	(Feb. 19, 2021)
April 27	(Mar. 19, 2021)
May 25	(Apr. 16, 2021)
June 22	(May 21, 2021)
July 27	(June 18, 2021)
August 24	(July 16, 2021)
September 28	(Aug. 20, 2021)
October 26	(Sept. 17 2021)
November 23	(Oct. 15, 2021)
<i>No December Meeting</i>	

*\*January 2022 submittal  
 deadline will be 12/17/21*

All meetings are held at **7:00 pm** in the Thompson's Station Community Center located at 1555 Thompson's Station Road West, unless otherwise noted. Agendas will be published in advance of each meeting.

**Utility Board  
 2021 Meeting Dates**

January 20	July 21
February 17	August 18
March 17	Sept. 15
April 21	October 20
May 19	November 17
June 16	

All meetings will be held at **6:00 p.m.** either remotely due to the Public Health Emergency related to COVID-19 & will be live-streamed via our website at [www.thompsons-station.com](http://www.thompsons-station.com) or at the Thompson's Station Community Center, located at 1555 Thompson's Station Road West. All interested persons are either invited to listen via live-stream or to attend. Agendas and Information will be published/updated to our website.

[www.thompsons-station.com](http://www.thompsons-station.com)

**Parks and Recreation Advisory Board  
 2021 Meeting Dates**

January 5
February 2
March 2
April 6
May 4
June 1
<i>No July Meeting</i>
August 3
September 7
October 5
November 2
<i>No December Meeting</i>

All meetings are held at **6:00 pm** in the Thompson's Station Community Center located at 1555 Thompson's Station Road West, unless otherwise noted. Agendas will be published in advance of each meeting.

**Other Town Meetings:**

\*DRC meetings are held on an as needed basis on the 1st Wednesday of the month.  
 \*BZA meeting are held on an as-called basis.

ORDINANCE NO. 2020-011

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND TITLE 18 TO ADOPT A POLICY FOR WASTE WATER TAP REVERSION AND ASSIGNMENT**

WHEREAS, the Utility Board and Town Staff for the Town of Thompson's Station is recommending to amend provisions under Title 18 of the Municipal Code for the Town of Thompson's Station by adopting certain policy and procedures for the purpose of the reversion of waste water taps to the Town and assignment to requesting developers; and

WHEREAS, the Board of Mayor and Aldermen, based on recommendations and considerations, has determined that the reversion of waste water taps to the Town may be permitted and desire to have a policy for that purpose, and

WHEREAS, the Board of Mayor and Alderman understand there does not presently exist a policy for the reversion of waste water taps between developers and the Town, and there exists a need for such policy as there exist developers who currently have assigned taps for which they may not use;

WHEREAS, the Board of Mayor and Alderman has determined adopting a waste water tap reversion policy and procedure in order to ensure the public health and promote effective growth and proper development for assignment for those developers in need of waste water taps is in the best interest of the Town, and

WHEREAS, the Board of Mayor and Alderman by adopting and implementing the aforementioned policy and procedures for waste water tap reversion to the Town and assignment by the Town of waste water taps would amend and modify by adding Chapter 4 as provided hereinafter to Title 18, and

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

**Section 1.** That the Town of Thompson's Station's adopts as the policy and procedures for the reversion and assignment of waste water taps to and by the Town by adding to Title 18, Chapter 4 as follows:

**18-401 INTRODUCTION**

- (1) The Town of Thompson's Station in connection with efforts to improve the process for the management and oversight of the infrastructure of the Town, namely the waste water taps allocated to existing Developers and the need of future and requesting Developers, and in conjunction with the newly created Capacity Reservation Ordinance (CRO), the Town of Thompson's Station does

create, authorize and approve this waste water tap reversion and assignment policy as provided hereinafter as follows:

#### **18-402 CREATION OF DATABASE**

- (1) The Town shall create a database that shall be maintained by the Office of Planning and Zoning for the Town, for the purpose of tracking and maintaining the inventory of waste water taps that are currently assigned to existing Developers, along with a database of those requesting Developers in need of tap allocation.

#### **18-403 NOTIFICATION BY DEVELOPER OF UNUSED TAPS AND REPAYMENT**

- (1) Those Developers, who hold existing waste water tap commitments and will not be utilizing all of the assigned taps in their development, shall notify the Town of their desire to make those taps available for other developments and for reversion to the Town. Should such assigned, unused taps be determined to be available for reversion to the Town, the Town shall repay to that Developer the amount paid by the Developer to the Town for those waste water taps submitted for reversion to the Town. Thereafter, the Town will, through the below referenced capacity review process, determine the use of those reverted waste water taps and facilitate a possible assignment of those taps.

#### **18-404 RESERVATION APPLICATION**

- (1) Those developers in need of capacity for waste water taps (requesting developer) shall submit to the Town, pursuant to the Capacity Reservation Ordinance (CRO), a capacity reservation application, along with the applicable fees.

#### **18-405 CAPACITY REVIEW**

- (1) The Town shall process the application pursuant to the Capacity Reservation Ordinance, to include the capacity review by the engineer, along with all considerations of the Land Development Ordinance or other applicable considerations, such as the availability of capacity and the compatibility of available taps based on the reversion of taps to the Town.

#### **18-406 NOTIFICATION AS TO CAPACITY**

- (1) If the Town is able to certify that capacity is available for the project, the applicant will be notified or if the determination is that such capacity does not exist, then such notification will be provided to the applicant or the requesting developer may be issued a conditional approval.

#### **18-407 NOTIFICATION OF ASSIGNMENT OF TAPS**

- (1) If the Town, based on a review of the abovementioned database and considerations, as contained herein, determines there exists available unused waste water taps from taps that have reverted to the Town or otherwise, the requesting developer shall be notified and those taps, at the discretion of the Town, will be utilized to satisfy the request of the applicant of the taps to the requesting developer.

#### **18-408 PAYMENT FOR TAP FEES**

- (1) The requesting developer shall have (30) days from the date the Town provides written notification of the available taps to make payment to the Town in the amount of the current existing tap fee rate. Should the requesting developer fail to make such payment within the allotted (30) days, the availability of the taps for assignment will be considered lapsed as to that requesting developer, and those taps identified for assignment shall be made available for consideration for other prospective requesting developers.

#### **18-409 MISCELLANEOUS**

- (1) All reversion and assignment of waste water taps shall be subject to approval by the Town Staff for which the Town shall maintain records by and through the above referenced database of such reversion and assignment of taps.
- (2) This policy and procedure for the reversion and assignment of waste water taps is not intended to and shall not impact any current, existing developer agreements between the Town and a Developer.

**Section 2.** If any section or part of the Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

**Section 3.** This ordinance shall take effect immediately after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Town Attorney



ORDINANCE NO. 2020-011

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO  
AMEND TITLE 18 TO ADOPT A POLICY FOR WASTE WATER TAP REVERSION AND  
ASSIGNMENT~~TRANSFER~~**

WHEREAS, the Utility Board and Town Staff for the Town of Thompson's Station is recommending to amend provisions under Title 18 of the Municipal Code for the Town of Thompson's Station by adopting certain policy and procedures for the purpose of the reversion transfer of waste water taps to the Town and assignment to requesting developers; and

WHEREAS, the Board of Mayor and Aldermen, based on recommendations and considerations, ~~has~~ have determined that the reversion transfer of waste water taps to the Town may be permitted and desire to have a policy for that purpose, and

WHEREAS, the Board of Mayor and Alderman understand there does not presently exist a policy for the reversion transfer of waste water taps between developers and the Town, and there exists a need for such policy as there exist developers who currently have assigned taps for which they may not use;

WHEREAS, the Board of Mayor and Alderman has determined adopting a waste water tap reversion policy and procedure in order to ensure the public health and promote effective growth and proper development for assignment for those developers in need of waste water taps is in the best interest ~~of~~ the Town, and

WHEREAS, the Board of Mayor and Alderman by adopting and implementing the aforementioned policy and procedures for waste water tap reversion to the Town and assignment by the Town of waste water taps transfer would amend and modify by adding Chapter 4 as provided hereinafter to Title 18, and

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

**Section 1.** That the Town of Thompson's Station's adopts as the policy and procedures for the reversion and assignment transfer of waste water taps to and by the Town by adding to Title 18, Chapter 4 as follows:

**18-401 INTRODUCTION**

- (1) The Town of Thompson's Station in connection with efforts to improve the process for the management and oversight of the infrastructure of the Town, namely the waste water taps allocated to existing Developers and the need of future and requesting Developers, and in conjunction with the newly created Capacity Reservation Ordinance (CRO), the Town of Thompson's Station does



create, authorize and approve this ~~wWaste w-Water tTap~~ reversion and assignment Transfer Policy as provided hereinafter as follows:

#### 18-402 CREATION OF DATABASE

- (1) The Town shall create a database that shall be maintained by the Office of Planning and Zoning for the Town, for the purpose of tracking and maintaining the inventory of waste water taps that are currently assigned to existing Developers, along with a database of those requesting Developers in need of tap allocation.

#### 18-403 NOTIFICATION BY DEVELOPER OF UNUSED TAPS AND REPAYMENT

- (1) Those Developers, who hold existing waste water tap commitments and will not be utilizing all of the assigned taps in their development, shall notify the ~~T~~town of their desire to make those taps available for other developments and for reversion to the Town. Should such assigned, unused taps be determined to be available for reversion~~transfer to the Town, the Town shall repay to that Developer the amount paid by the Developer to the Town for those waste water taps submitted for reversion to the Town. will notify the requesting developer of the availability of those taps and the requesting developer shall pay the current existing tap fees to the Town for those taps. Thereafter, t~~The Town will, through the below referenced capacity review process, determine the transferability use of those ~~reverted unused, assigned~~ waste water taps and facilitate a possible assignment transfer of those taps.

#### 18-404 RESERVATION APPLICATION

- ~~(1)~~(1) Those developers in need of capacity for waste water taps (requesting developer) shall submit to the Town, pursuant to the Capacity Reservation Ordinance (CRO), a capacity reservation application, along with the applicable fees, ~~for determination by the Town of the availability of capacity or the possibility of a transfer of assigned taps.~~

Formatted: Justified, Line spacing: Multiple 1.25 li, Hyphenate, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

#### 18-405 CAPACITY REVIEW

- (1) The Town shall process the application pursuant to the Capacity Reservation Ordinance, to include the capacity review by the engineer, along with all considerations of the Land Development Ordinance or other applicable

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considerations, such as determined by the Town the availability of capacity and the compatibility of available taps based on the reversion of taps to the Town.  
(1)

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#### 18-406 NOTIFICATION AS TO CAPACITY

- (1) If the Town is able to certify that capacity is available for the project, the applicant will be notified or if the determination is that such capacity does not exist, then such notification will be provided to the applicant or the requesting developer may be issued a conditional approval.

#### 18-407 NOTIFICATION OF ASSIGNMENT TRANSFER OF TAPS

- (1) ~~Alternatively,~~ if the Town, based on a review of the abovementioned database and considerations, as contained herein, determines there exists available unused waste water taps from taps that have reverted to the Town or otherwise an existing tap holder that are available for transfer, the requesting developer shall be notified and those taps, at the discretion of the Town, will be utilized to satisfy the request of the applicant ~~by the transfer of such taps from the holder~~ of the taps to the requesting developer.

#### 18-408 ~~PAYMENT AND REIMBURSEMENT FOR TAP FEES~~

- (1) ~~Should such assigned, unused taps be determined to be available for transfer, the Town will notify the requesting developer of the availability of those taps and the requesting developer shall pay the current existing tap fees to the Town for those taps. The Town shall then reimburse the existing tap holder/developer for the transferred waste water taps at the current existing tap fee rate upon and after the receipt of payment from the requesting developer for the transferred wastewater taps.~~ The requesting developer shall have (30) days, from the date the Town provides written notification of the available taps available for transfer, to make payment to the Town ~~for the transferred taps in the amount of the current existing tap fee rate.~~ Should the requesting developer fail to make such payment within the allotted (30) days, the availability of the taps for assignment transfer will be considered lapsed as to that requesting developer, and those taps identified for assignment transfer shall be made available for consideration for other prospective requesting developers.

#### 18-409 MISCELLANEOUS

(1) All reversion and assignment transfer of waste water taps shall be subject to approval by the Town Staff for which the Town shall maintain records by and through the above referenced database of such reversion and assignment transfer of taps ~~from an existing developer to a requesting developer~~.

(2) This policy and procedure for the reversion and assignment of waste water taps is not intended to and shall not impact any current, existing developer agreements between the Town and a Developer.

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**Section 2.** If any section or part of the Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

**Section 3.** This ordinance shall take effect immediately after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Town Attorney



**ORDINANCE NO. 2020-012**

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO  
AMEND ORDINANCE NO. 99-002 AND TITLE 15, CHAPTER 2 OF THE  
THOMPSON'S STATION'S MUNICIPAL CODE REGARDING SPEED LIMITS**

WHEREAS, the need to provide for the welfare and safety of the citizens of Thompson's Station upon the roadways within the Town is of utmost importance, and

WHEREAS, a consistent speed limit within residential subdivisions is needed, and

WHEREAS, the Board of Mayor and Aldermen have for their consideration the adoption of an amendment to Ordinance No. 99-002 and Title 15, Chapter 2 as proposed herein to create a consistent speed limit within residential subdivisions, and

WHEREAS, the Board of Mayor and Alderman have further determined that it is in the best interest of the Town to add a section to the language of Ordinance No. 99-002 to create said residential subdivision speed limit; and

WHEREAS, the Board of Mayor and Alderman have further determined that it is in the best interest of Town to add a new subsection to Title 15, Chapter 2, entitled, "Residential Subdivisions" in with the language as provided hereinafter; and

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

**Section 1.** That the Town of Thompson's Station's Ordinance No. 99-002 is amended and added thereto, as provided hereinafter, and a new subsection, 15-204, of Title 15, Chapter 2 is added with the language as provided hereinafter.

**Section 2.** That Title 15, Chapter 2, Subsection 15-204 is created by adding and inserting the following language:

*15-204. Residential Subdivisions. It shall be unlawful for any person to operate or drive a motor vehicle upon any roadway or street located within the bounds of any residential subdivision within the Town of Thompson's Station at a rate of speed in excess of twenty (20) miles per hour, except where official signs have been posted indicating other speed limits.*

**Section 4.** After final passage, Town Staff is directed to incorporate these changes into an updated ordinance document and municipal code.

**Section 5.** If any section or part of the Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

**Section 6.** This ordinance shall take effect upon the final reading and approval by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Town Attorney

**Thompson's Station Board of Mayor and Aldermen  
Staff Report – Item 3  
November 10, 2020**

**Amend the Zoning Map to Zone 4.45 acres for as part of an annexation approved by the BOMA to the Graystone Quarry SP zoning.**

**PROJECT DESCRIPTION**

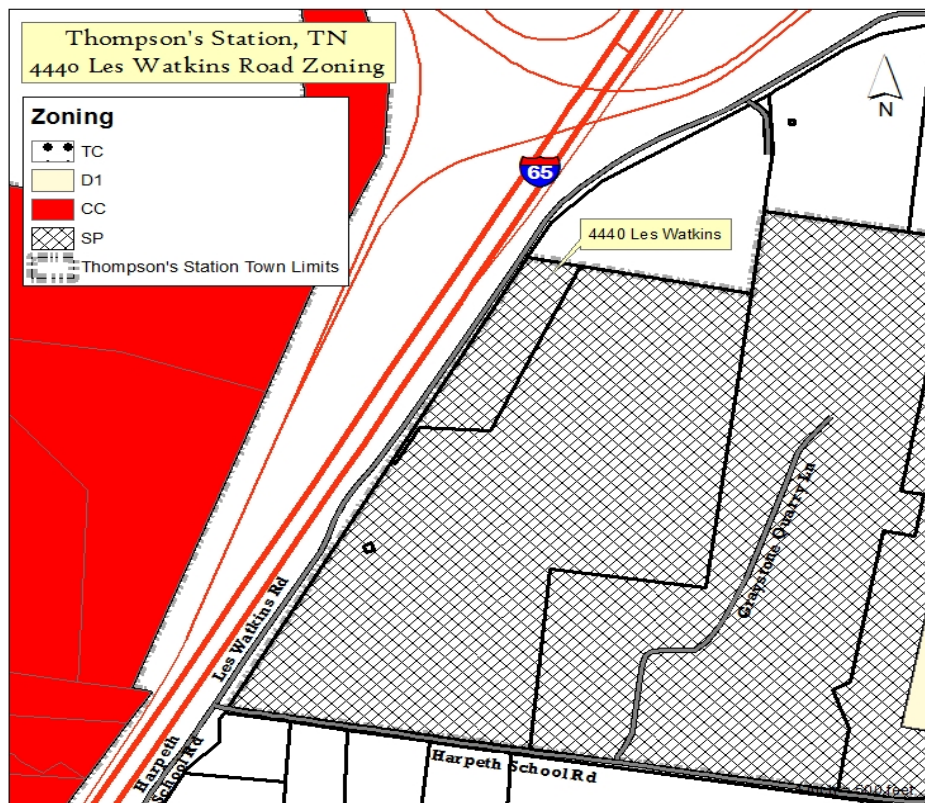
In June, an Annexation and Plan of Services was approved to add the property at 4440 Les Watkins Road into the Town boundaries. Per the approved Plan of Services for this annexation, the zoning of the property was slated to occur after the certification of the annexation referendum:

**1. Planning & Codes Services**

...

2. All planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. The appropriate zoning for the site shall be considered by the Planning Commission after the effective date of the annexation by referendum of this property (i.e. certification by the Williamson County Election Commission thirty (30) days after the referendum vote).

Since the referendum has been certified by the County Election Commission, the BOMA may assign the appropriate zoning for this property. The parcel is part of the overall Graystone Quarry property.



## **PURPOSE OF A ZONING REZONING REQUEST**

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance (Table 4.1 Land Use and Building Type). The Planning Commission is to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be one of denial or approval.

## **ZONING**

The subject site is currently un-zoned due to the annexation. It is located within the G1 – Controlled Growth sector of the General Plan. The property is bounded to the east by Les Watkins Road and State Route 840, north by residential uses located within Williamson County, to the west and south by vacant land zoned Specific Plan within the Town.

## **ANALYSIS**

The subject property is a platted part of the overall Graystone Quarry development and is located along Les Watkins Road, east of Interstate 65. The site is predominantly vacant with a single family home on site. Since the parcel is part of the overall Graystone Quarry property, it is appropriate to expand the Graystone Quarry SP zoning to include this newly annexed parcel. Although this zoning district is not an option for a zoning map amendment in ordinary circumstances, since this parcel is combined with the larger Graystone development plan, the zoning of this parcel to SP would, in effect, cure the prospect of a newly created split-zoned tract. Split-zoned tracts or parcels are not a best practice for zoning purposes. Additionally, since there are no other zones in proximity and the interstate ROW bounds the western side of the property, extending the SP zone is recommended.

## **STAFF RECOMMENDATION**

Staff recommends that the SP zoning be extended to cover the subject property.

## **RECOMMENDATION FROM PLANNING COMMISSION**

Recommend, by a unanimous vote, that the Graystone Quarry SP zoning district be extended to zone this property.

## **ATTACHMENTS**

Annexation Plan of Services



## PORPOSED RESOLUTION NO. 2020-009

### EXHIBIT A: Plan of Services for 4440 Les Watkins Road

#### A. Police

1. The same regular police protection service now provided within the Town will be extended to the annexed area on the effective date of annexation thirty (30) days after a successful referendum vote. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation per
2. Traffic signs, traffic signals and other street (road) traffic control markings and devices will be installed as the need therefore is established by appropriate study and traffic standards.
3. The Williamson County Sheriff's Department currently provides the aforementioned services to the Town through an interlocal agreement.

#### B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation.

#### C. Sewers

1. Sanitary sewers will be provided at a time when the density and/or type of development in the annexation area are such as to amortize the cost of sewer installation, without causing an increase in sewer rates for the entire sewer system.
2. The developer as required to serve subsequent developments will complete construction of sanitary sewers in the area.
3. The annexation area currently has septic sewer service on site to serve the one (1) house. This will continue until there is further development.

#### D. Utilities

The applicant shall be responsible for contacting all utility providers and establishing service. Currently, HB&TS provides water, Atmos Energy provides natural gas, and MTEMC provides electricity to the annexation area, and that is not anticipated to change.

#### E. Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic flow, etc.) in the annexed area will begin after the effective date of annexation.
2. Routine maintenance of the roads and rights-of-way will begin in the annexed area

**PORPOSED RESOLUTION NO. 2020-009**

**EXHIBIT A: Plan of Services for 4440 Les Watkins Road**

once development of the annexed area occurs.

3. The governing body under current policies of the Town will determine the scheduling of any major paving activity in the annexed area.
4. Street name signs, where needed, will be installed in the substantially developed area in accordance with the current policies of the Town.

**F. Planning & Codes Services**

1. All codes inspection services now provided by the Town will begin in the annexed area and apply to new construction and substantial improvements after the effective date of annexation.
2. All planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. The appropriate zoning for the site shall be considered by the Planning Commission after the effective date of the annexation by referendum of this property (i.e. certification by the Williamson County Election Commission thirty (30) days after the referendum vote).

**G. Recreation**

Residents of the annexed area and all future residents may utilize all existing municipal recreational facilities on the effective date of annexation by referendum under the same policies and guidelines governing current town residents.

**H. Schools**

There will be no effect upon the school system for the Town as the school system is operated by Williamson County. The property has one (1) residence that is currently being used for rental purposes. The nearest schools to this property are

**I. Tax Assessor**

The impact of the annexation to the Tax Assessor would be minimal to none.

**J. Animal Control**

This service is provided by the County, so the impact would be none.

**K. Cemetery**

There should be no impact as the Town does not operate a local cemetery.

# Monthly Finance Report

Town of Thompson's Station

For the period ended October 31, 2020



Prepared by

**Steve Banks, Finance Director**

Prepared on

**November 3, 2020**

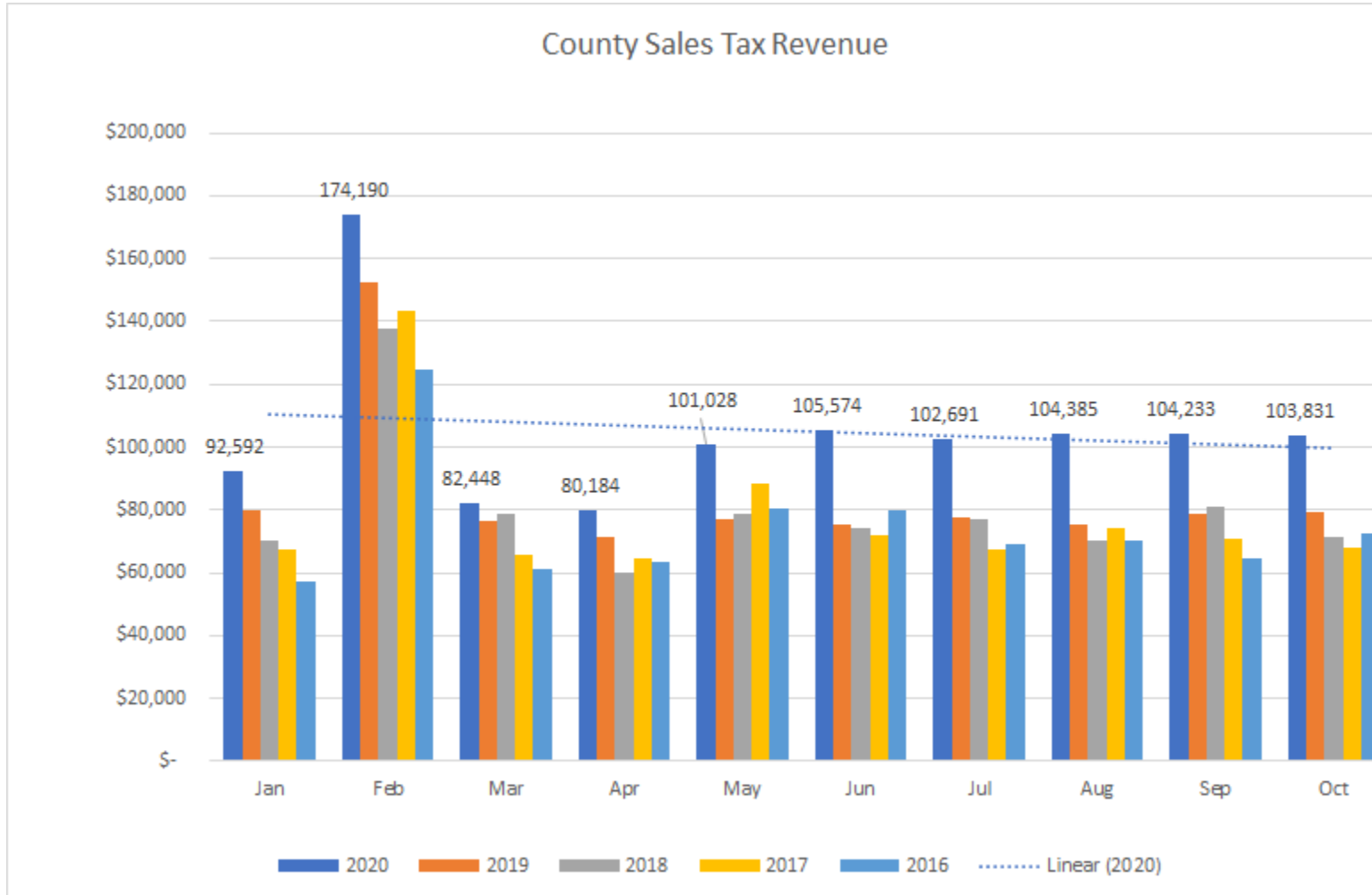
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# Financial Summary - Notes

County Sales Tax Revenue is received at the end of each month and typically lags by 2 months.



# New Residential Permits Issued

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## New Residential Permits Issued 2016 -2020

### Monthly Comparison

	2016	2017	2018	2019	2020
January	17	11	12	19	12
February	16	29	24	6	13
March	23	21	17	16	11
April	19	6	24	33	20
May	23	18	15	23	14
June	24	13	10	14	22
July	10	21	17	13	12
August	19	17	31	25	5
September	4	26	21	15	20
October	17	9	17	8	8
November	13	43	12	15	
December	13	8	5	16	
TOTAL FOR YEAR:	198	222	205	203	137
SFR:	153	181	173	160	108
TWN:	39	33	22	26	28
OTHER:	6	8	10	17	1

# Current Debt Obligations

	10/31/2020					
	<b>Current Debt as of this report</b>					
Debt Limit	\$	5,000,000				
Current Debt Balances						
Gen Fund Notes	\$	1,635,900				
Wastewater Note	\$	287,037				
Debt Limit Avail.	\$	3,077,063				
<b>Capital Improvement Projects (Totals as presented at July 22, 2020 BOMA Workshop)</b>						
		<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>
General Fund	\$	2,904,000	\$ 4,825,800	\$ 9,063,600	\$ 5,163,600	\$ 4,447,900
Wastewater Fund	\$	3,505,000	\$ 11,350,000	\$ -	\$ 670,000	\$ 9,000,000
<b>Total CIP</b>	\$	<b>6,409,000</b>	<b>\$ 16,175,800</b>	<b>\$ 9,063,600</b>	<b>\$ 5,833,600</b>	<b>\$ 13,447,900</b>

# General Fund: Budget VS Actuals

July 2020 - June 2021

	General Fund				Total			
	Actual	Budget	Remaining	% of Budget	Actual	Budget	Remaining	% of Budget
<b>INCOME</b>								
34100 Total Property Tax Revenues	1,271	290,000	288,729	0.00 %	1,271	290,000	288,729	0.00 %
34200 Total Sales Tax Revenues	654,243	1,650,000	995,757	40.00 %	654,243	1,650,000	995,757	40.00 %
34300 Total Gas Tax Revenues	59,582	175,000	115,418	34.00 %	59,582	175,000	115,418	34.00 %
34400 Total Building/Impact Fees	415,928	702,000	286,072	59.00 %	415,928	702,000	286,072	59.00 %
34500 Total Alcohol Tax Revenues	56,245	134,600	78,355	42.00 %	56,245	134,600	78,355	42.00 %
34600 Total Grants	164,926	164,000	-926	101.00 %	164,926	164,000	-926	101.00 %
34700 Total All Other Revenues	33,004	137,200	104,196	24.00 %	33,004	137,200	104,196	24.00 %
<b>Total Income</b>	<b>1,385,199</b>	<b>3,252,800</b>	<b>1,867,601</b>	<b>43.00 %</b>	<b>1,385,199</b>	<b>3,252,800</b>	<b>1,867,601</b>	<b>43.00 %</b>
<b>GROSS PROFIT</b>	<b>1,385,199</b>	<b>3,252,800</b>	<b>1,867,601</b>	<b>43.00 %</b>	<b>1,385,199</b>	<b>3,252,800</b>	<b>1,867,601</b>	<b>43.00 %</b>
<b>EXPENSES</b>								
43100 Total Payroll Costs	267,080	858,634	591,554	31.00 %	267,080	858,634	591,554	31.00 %
43200 Total Streets and Roads	41,973	236,000	194,027	18.00 %	41,973	236,000	194,027	18.00 %
43300 Total Professional Fees	108,249	413,000	304,751	26.00 %	108,249	413,000	304,751	26.00 %
43400 Total Operating Costs	111,027	243,650	132,623	46.00 %	111,027	243,650	132,623	46.00 %
43500 Total County Services	108,122	133,000	24,878	81.00 %	108,122	133,000	24,878	81.00 %
49030 Debt Service	140,903	294,211	153,308	48.00 %	140,903	294,211	153,308	48.00 %
49900 Total Capital Improvement Costs	199,646	2,904,000	2,704,354	7.00 %	199,646	2,904,000	2,704,354	7.00 %
<b>Total Expenses</b>	<b>976,998</b>	<b>5,082,495</b>	<b>4,105,497</b>	<b>19.00 %</b>	<b>976,998</b>	<b>5,082,495</b>	<b>4,105,497</b>	<b>19.00 %</b>
<b>NET OPERATING INCOME</b>	<b>408,201</b>	<b>-1,829,695</b>	<b>-2,237,896</b>	<b>-22.00 %</b>	<b>408,201</b>	<b>-1,829,695</b>	<b>-2,237,896</b>	<b>-22.00 %</b>
<b>NET INCOME</b>	<b>\$408,201</b>	<b>\$ -1,829,695</b>	<b>\$ -2,237,896</b>	<b>-22.00 %</b>	<b>\$408,201</b>	<b>\$ -1,829,695</b>	<b>\$ -2,237,896</b>	<b>-22.00 %</b>



# General Fund - Statement of Activities

July - October, 2020

	Jul - Sep, 2020				Oct 2020				Total			
	Current	Jul - Sep, 2019 (PY)	Change	% Change	Current	Oct 2019 (PY)	Change	% Change	Current	Jul - Oct, 2019 (PY)	Change	% Change
<b>INCOME</b>												
34100 Total Property Tax Revenues	1,111	2,888	-1,777	-62.00 %	160	4	155	3,584.00 %	1,271	2,892	-1,622	-56.00 %
34200 Total Sales Tax Revenues	505,962	374,680	131,282	35.00 %	148,281	124,475	23,806	19.00 %	654,243	499,155	155,088	31.00 %
34300 Total Gas Tax Revenues	44,417	46,710	-2,293	-5.00 %	15,165	16,173	-1,009	-6.00 %	59,582	62,883	-3,302	-5.00 %
34400 Total Building/Impact Fees	346,022	259,659	86,363	33.00 %	69,906	25,343	44,564	176.00 %	415,928	285,001	130,927	46.00 %
34500 Total Alcohol Tax Revenues	42,595	34,299	8,297	24.00 %	13,650	11,549	2,101	18.00 %	56,245	45,847	10,398	23.00 %
34600 Total Grants	164,926		164,926						164,926	0	164,926	0%
34700 Total All Other Revenues	21,244	21,461	-217	-1.00 %	11,510	3,650	7,861	215.00 %	32,754	25,111	7,643	30.00 %
<b>Total Income</b>	<b>1,126,278</b>	<b>739,697</b>	<b>386,581</b>	<b>52.00 %</b>	<b>258,671</b>	<b>181,193</b>	<b>77,478</b>	<b>43.00 %</b>	<b>1,384,949</b>	<b>920,890</b>	<b>464,059</b>	<b>50.00 %</b>
<b>GROSS PROFIT</b>	<b>1,126,278</b>	<b>739,697</b>	<b>386,581</b>	<b>52.00 %</b>	<b>258,671</b>	<b>181,193</b>	<b>77,478</b>	<b>43.00 %</b>	<b>1,384,949</b>	<b>920,890</b>	<b>464,059</b>	<b>50.00 %</b>
<b>EXPENSES</b>												
43100 Total Payroll Costs	194,157	194,923	-766	-0.00 %	68,989	86,389	-17,399	-20.00 %	263,146	281,312	-18,165	-6.00 %
43200 Total Streets and Roads	33,675	19,327	14,348	74.00 %	3,098	7,298	-4,201	-58.00 %	36,773	26,626	10,147	38.00 %
43300 Total Professional Fees	60,045	87,114	-27,069	-31.00 %	48,204	70,700	-22,496	-32.00 %	108,249	157,814	-49,565	-31.00 %
43400 Total Operating Costs	92,414	103,092	-10,678	-10.00 %	18,572	16,614	1,959	12.00 %	110,987	119,706	-8,719	-7.00 %
43500 Total County Services	108,122	26,978	81,145	301.00 %		8,993	-8,993	-100.00 %	108,122	35,970	72,152	201.00 %
49030 Debt Service	140,903	144,105	-3,202	-2.00 %					140,903	144,105	-3,202	-2.00 %
49900 Total Capital Improvement Costs	126,596	6,166	120,430	1,953.00 %	73,050	79,502	-6,453	-8.00 %	199,646	85,669	113,977	133.00 %
<b>Total Expenses</b>	<b>755,912</b>	<b>581,705</b>	<b>174,207</b>	<b>30.00 %</b>	<b>211,913</b>	<b>269,496</b>	<b>-57,583</b>	<b>-21.00 %</b>	<b>967,825</b>	<b>851,201</b>	<b>116,625</b>	<b>14.00 %</b>
<b>NET OPERATING INCOME</b>	<b>370,365</b>	<b>157,992</b>	<b>212,373</b>	<b>134.00 %</b>	<b>46,758</b>	<b>-88,303</b>	<b>135,061</b>	<b>153.00 %</b>	<b>417,124</b>	<b>69,689</b>	<b>347,435</b>	<b>499.00 %</b>
<b>NET INCOME</b>	<b>\$370,365</b>	<b>\$157,992</b>	<b>\$212,373</b>	<b>134.00 %</b>	<b>\$46,758</b>	<b>\$ -88,303</b>	<b>\$135,061</b>	<b>153.00 %</b>	<b>\$417,124</b>	<b>\$69,689</b>	<b>\$347,435</b>	<b>499.00 %</b>

# General Fund - EXPANDED Activities

July - October, 2020

	Jul 2020		Aug 2020		Sep 2020		Oct 2020		Total	
	Current	Jul 2019 (PY)	Current	Aug 2019 (PY)	Current	Sep 2019 (PY)	Current	Oct 2019 (PY)	Current	Jul - Oct, 2019 (PY)
<b>INCOME</b>										
34100 Total Property Tax Revenues									0	0
31111 Real Property Tax Revenue	676	717	101	2,135	334	36	160	4	1,271	2,892
<b>Total 34100 Total Property Tax Revenues</b>	<b>676</b>	<b>717</b>	<b>101</b>	<b>2,135</b>	<b>334</b>	<b>36</b>	<b>160</b>	<b>4</b>	<b>1,271</b>	<b>2,892</b>
34200 Total Sales Tax Revenues									0	0
31610 Local Sales Tax - Trustee	102,691	77,907	104,385	75,536	104,233	78,839	103,831	79,335	415,139	311,617
31810 Adequate School Facilities Tax	5,009	4,854	5,070	5,072	4,777	5,842	5,021	3,814	19,878	19,582
32260 Business Tax Revenue	58,066	4,258	2,658	8,505	8,840	4,019	2,031	303	71,596	17,085
33510 Local Sales Tax - State	36,731	36,953	39,706	41,942	33,797	30,952	37,397	41,022	147,630	150,870
<b>Total 34200 Total Sales Tax Revenues</b>	<b>202,497</b>	<b>123,972</b>	<b>151,818</b>	<b>131,055</b>	<b>151,647</b>	<b>119,653</b>	<b>148,281</b>	<b>124,475</b>	<b>654,243</b>	<b>499,155</b>
34300 Total Gas Tax Revenues									0	0
33552 State Streets & Trans. Revenue	782	782	782	782	782	782	782	782	3,128	3,128
33553 SSA - Motor Fuel Tax	6,700	7,897	7,609	7,627	7,259	7,954	7,382	7,871	28,950	31,349
33554 SSA - 1989 Gas Tax	3,001	1,256	1,174	1,183	1,165	1,321	1,153	1,253	6,492	5,013
33555 SSA - 3 Cent Gas Tax		2,327	2,175	2,192	2,158	2,447	2,136	2,322	6,469	9,288
33556 SSA - 2017 Gas Tax	3,366	3,156	3,833	3,051	3,632	3,953	3,712	3,945	14,543	14,106
<b>Total 34300 Total Gas Tax Revenues</b>	<b>13,849</b>	<b>15,418</b>	<b>15,573</b>	<b>14,835</b>	<b>14,996</b>	<b>16,457</b>	<b>15,165</b>	<b>16,173</b>	<b>59,582</b>	<b>62,883</b>
34400 Total Building/Impact Fees									0	0
32200 Building Permits	25,079	26,220	210,864	44,271	21,520	33,391	24,590	10,540	282,054	114,422
32230 Submittal & Review Fees	10,963	425	225	800	2,125	275	2,200	3,013	15,513	4,513
32300 Impact Fees	35,057	38,628	15,037	69,275	25,151	46,374	43,116	11,790	118,361	166,067
<b>Total 34400 Total Building/Impact Fees</b>	<b>71,099</b>	<b>65,273</b>	<b>226,126</b>	<b>114,346</b>	<b>48,796</b>	<b>80,040</b>	<b>69,906</b>	<b>25,343</b>	<b>415,928</b>	<b>285,001</b>
34500 Total Alcohol Tax Revenues									0	0
31710 Wholesale Beer Tax	12,285	9,430	11,820	9,856	10,098	10,137	12,318	9,179	46,521	38,603
31720 Wholesale Liquor Tax	1,877	187	2,454	1,354	1,836	992	682	1,802	6,849	4,336
33535 Mixed Drink Tax	850	620	669	1,155	706	568	650	567	2,875	2,909
<b>Total 34500 Total Alcohol Tax Revenues</b>	<b>15,013</b>	<b>10,237</b>	<b>14,943</b>	<b>12,365</b>	<b>12,640</b>	<b>11,697</b>	<b>13,650</b>	<b>11,549</b>	<b>56,245</b>	<b>45,847</b>
34600 Total Grants									0	0
33730 St of TN Grants					164,926				164,926	0
<b>Total 34600 Total Grants</b>					<b>164,926</b>				<b>164,926</b>	<b>0</b>
34700 Total All Other Revenues									0	0
31900 CATV Franchise Fee Income		4,799	6,361	2,948			3,106		9,466	7,747
32245 Miscellaneous Fees							250	392	250	392
36120 Interest Earned - Invest. Accts	891	3,189	1,378	3,328	1,050	3,036	1,184	2,561	4,502	12,115
37746 Parks Revenue	56	1,050	5,748	2,087	3,461	899	5,871	1,322	15,136	5,358
37747 Parks Deposit Return		-200		-1,400				-1,200	0	-2,800
<b>Total 37746 Parks Revenue</b>	<b>56</b>	<b>850</b>	<b>5,748</b>	<b>687</b>	<b>3,461</b>	<b>899</b>	<b>5,871</b>	<b>122</b>	<b>15,136</b>	<b>2,558</b>
37990 Other Revenue	850	575	850	575	600	575	1,100	575	3,400	2,300
<b>Total 34700 Total All Other Revenues</b>	<b>1,797</b>	<b>9,413</b>	<b>14,336</b>	<b>7,538</b>	<b>5,111</b>	<b>4,510</b>	<b>11,510</b>	<b>3,650</b>	<b>32,754</b>	<b>25,111</b>
<b>Total Income</b>	<b>304,931</b>	<b>225,030</b>	<b>422,896</b>	<b>282,274</b>	<b>398,450</b>	<b>232,393</b>	<b>258,671</b>	<b>181,193</b>	<b>1,384,949</b>	<b>920,890</b>
<b>GROSS PROFIT</b>	<b>304,931</b>	<b>225,030</b>	<b>422,896</b>	<b>282,274</b>	<b>398,450</b>	<b>232,393</b>	<b>258,671</b>	<b>181,193</b>	<b>1,384,949</b>	<b>920,890</b>
<b>EXPENSES</b>										
43100 Total Payroll Costs									0	0
41110 Payroll Expense	54,966	44,300	47,224	52,810	47,167	55,663	55,147	63,228	204,505	216,001

	Jul 2020		Aug 2020		Sep 2020		Oct 2020		Total	
	Current	Jul 2019 (PY)	Current	Aug 2019 (PY)	Current	Sep 2019 (PY)	Current	Oct 2019 (PY)	Current	Jul - Oct, 2019 (PY)
41141 Payroll Taxes - FICA	3,397	2,850	2,917	3,274	2,910	3,451	3,404	3,914	12,629	13,489
41142 Payroll Taxes - Medicare	795	667	682	766	681	807	796	917	2,954	3,156
41147 Payroll Taxes - SUTA	137	110	-128	58		86	53	143	62	397
41289 Employee Retirement Expense	2,647	5,465	2,204	2,164	2,201	2,221	2,663	2,669	9,715	12,518
41514 Insurance - Employee Medical	10,536	6,876	8,227	4,895	7,593	8,461	6,926	15,518	33,282	35,750
<b>Total 43100 Total Payroll Costs</b>	<b>72,479</b>	<b>60,267</b>	<b>61,127</b>	<b>63,967</b>	<b>60,552</b>	<b>70,689</b>	<b>68,989</b>	<b>86,389</b>	<b>263,146</b>	<b>281,312</b>
43200 Total Streets and Roads									0	0
41264 Repairs & Maint - Vehicles		160		2,300		1,198		259	0	3,917
41268 Repairs & Maint-Roads, Drainage	3,073	1,820	-11	2,188	3,818	1,792	1,660	2,078	8,541	7,879
41269 SSA - Street Repair Expense	337	630	10,122	2,092	12,670	838	498	3,211	23,627	6,771
41270 Vehicle Fuel & Oil Expense	2,603	2,441		1,603	1,062	2,266	939	1,750	4,605	8,059
<b>Total 43200 Total Streets and Roads</b>	<b>6,014</b>	<b>5,051</b>	<b>10,111</b>	<b>8,183</b>	<b>17,551</b>	<b>6,093</b>	<b>3,098</b>	<b>7,298</b>	<b>36,773</b>	<b>26,626</b>
43300 Total Professional Fees									0	0
41252 Prof. Fees - Legal Fees		20,680	16,100		19,883	21,810	18,120	18,339	54,103	60,829
41253 Prof. Fees - Auditor				1,500		2,500	6,600		6,600	4,000
41254 Prof. Fees-Consulting Engineers	8,582	1,815		9,878	12,490	13,751	20,984	52,362	42,056	77,805
41259 Prof. Fees - Other		15,180	2,990				2,500		5,490	15,180
<b>Total 43300 Total Professional Fees</b>	<b>8,582</b>	<b>37,675</b>	<b>19,090</b>	<b>11,378</b>	<b>32,373</b>	<b>38,061</b>	<b>48,204</b>	<b>70,700</b>	<b>108,249</b>	<b>157,814</b>
43400 Total Operating Costs									0	0
41211 Postage, Freight & Express Chgs		156			289		15		304	156
41221 Printing, Forms & Photocopy Exp		467							0	467
41231 Publication of Legal Notices		95	236	208	47	52	86	307	369	663
41235 Memberships & Subscriptions	1,785	1,750			452		861	840	3,098	2,590
41241 Utilities - Electricity	940	938	1,129	1,223	1,030	1,168	697	1,080	3,796	4,410
41242 Utilities - Water	191	257	172	210	163	271	212	283	739	1,021
41244 Utilities - Gas	79	78	79	82	79	82	79	78	314	320
41245 Telecommunications Expense	450	405	450	425	450	440	4,607	440	5,957	1,710
41265 Parks & Rec. Expense	500	500	500	500	519	1,817	2,189	563	3,708	3,380
41280 Travel Expense		774							0	774
41285 Continuing Education Expense		1,493	319		219	165	319	200	857	1,858
41300 Economic Development Expense	399	500				599	200	200	599	1,299
41311 Office Expense	7,935	6,692	5,980	19,736	6,234	7,004	8,996	12,623	29,146	46,056
41511 Insurance - Property		23,064	28,646		-1,500	-1,250			27,146	21,814
41512 Insurance - Workers Comp.			15,233	14,486			310		15,543	14,486
41513 Insurance - Liability				16,009	4,582				4,582	16,009
41515 Insurance - Auto				2,694	3,204				3,204	2,694
41516 Insurance - E & O					10,624				10,624	0
42100 Permits and Fees					1,000				1,000	0
<b>Total 43400 Total Operating Costs</b>	<b>12,280</b>	<b>37,170</b>	<b>52,743</b>	<b>55,573</b>	<b>27,392</b>	<b>10,348</b>	<b>18,572</b>	<b>16,614</b>	<b>110,987</b>	<b>119,706</b>
43500 Total County Services									0	0
41291 Animal Control Services	8,122	659		659		659		659	8,122	2,637
41800 Emergency Services	100,000	8,333		8,333		8,333		8,333	100,000	33,333
<b>Total 43500 Total County Services</b>	<b>108,122</b>	<b>8,993</b>		<b>8,993</b>		<b>8,993</b>		<b>8,993</b>	<b>108,122</b>	<b>35,970</b>
49030 Debt Service					140,903	144,105			140,903	144,105
49900 Total Capital Improvement Costs									0	0
41940 Capital Projects									0	0
1555 Office Renovations						1,966			0	1,966

	Jul 2020		Aug 2020		Sep 2020		Oct 2020		Total	
	Current	Jul 2019 (PY)	Current	Aug 2019 (PY)	Current	Sep 2019 (PY)	Current	Oct 2019 (PY)	Current	Jul - Oct, 2019 (PY)
Approved Budget Capital Expenditures							18,960	79,502	18,960	79,502
Critz Lane Phase 1	28,800		9,331	4,200	1,270		4,980		44,381	4,200
Park Improvements			37,145		50,050		49,110		136,305	0
<b>Total 41940 Capital Projects</b>	<b>28,800</b>		<b>46,476</b>	<b>4,200</b>	<b>51,320</b>	<b>1,966</b>	<b>73,050</b>	<b>79,502</b>	<b>199,646</b>	<b>85,669</b>
<b>Total 49900 Total Capital Improvement Costs</b>	<b>28,800</b>		<b>46,476</b>	<b>4,200</b>	<b>51,320</b>	<b>1,966</b>	<b>73,050</b>	<b>79,502</b>	<b>199,646</b>	<b>85,669</b>
<b>Total Expenses</b>	<b>236,276</b>	<b>149,155</b>	<b>189,547</b>	<b>152,294</b>	<b>330,090</b>	<b>280,256</b>	<b>211,913</b>	<b>269,496</b>	<b>967,825</b>	<b>851,201</b>
NET OPERATING INCOME	68,655	75,875	233,350	129,980	68,361	-47,863	46,758	-88,303	417,124	69,689
NET INCOME	\$68,655	\$75,875	\$233,350	\$129,980	\$68,361	\$ -47,863	\$46,758	\$ -88,303	\$417,124	\$69,689

# General Fund - Capital Expenditures

July - October, 2020

Date	Transaction Type	Num	Name	Division	Class	Memo/Description	Amount
<b>Ordinary Income/Expenses</b>							
<b>Expenses</b>							
<b>49900 Total Capital Improvement Costs</b>							
<b>41940 Capital Projects</b>							
<b>Approved Budget Capital Expenditures</b>							
10/26/2020	Bill	INV-78439	Dude Solutions	General Fund	8000 - Town Hall	Software connection and configuration fees	18,960
<b>Total for Approved Budget Capital Expenditures</b>							<b>\$18,960</b>
<b>Critz Lane Phase 1</b>							
07/31/2020	Check	5881	Wells Fargo Bank	General Fund	4500 Community Development	ROW Tract #18 - Richard and Linda Emeott	2,081
07/31/2020	Check	5880	Richard and Linda Emeott	General Fund	4500 Community Development	ROW Tract #18	26,719
08/01/2020	Bill	20-11732	Ragan-Smith Associates, Inc.	General Fund	8000 - Town Hall	CEI Services for Critz Lane Phase 1 pre-bid	8,890
08/01/2020	Bill	1507	Reynolds, Potter, Ragan & Vandivort, PLC	General Fund	4500 Community Development	ROW Critz Lane phase 1	260
08/01/2020	Bill	20-11732	Ragan-Smith Associates, Inc.	General Fund	8000 - Town Hall	CEI pre-bidding out of pocket expenses	181
09/11/2020	Bill	1538	Reynolds, Potter, Ragan & Vandivort, PLC	General Fund	4500 Community Development	ROW and other Critz project	1,020

Date	Transaction Type	Num	Name	Division	Class	Memo/Description	Amount
09/18/2020	Check	5917	Benjamin and Claire Hailey	General Fund	4500 Community Development	Mail box compenstation	250
10/01/2020	Bill	182058	Barge Design Solutions, Inc.	General Fund	4500 Community Development	Relocation of Sewer Lines for Critz Lane Phase 1 contstruction	4,648
10/08/2020	Check	5930	Williamson County Register of Deeds	General Fund	4500 Community Development	2730 Critz Lane - Tract 18	12
10/09/2020	Bill	1571	Reynolds, Potter, Ragan & Vandivort, PLC	General Fund	4500 Community Development	Closing for Critz Lane ROW	320
<b>Total for Critz Lane Phase 1</b>							<b>\$44,381</b>

**Park Improvements**

08/01/2020	Bill	118181002-0720	Kimley-Horn	General Fund	9000 - Parks & Recreation	Resolution 2020-002 - ATP Grant for Phase 2 of Trailways grant through Preservation Park	21,670
08/01/2020	Bill	118181003-0720	Kimley-Horn	General Fund	9000 - Parks & Recreation	ATP Grant - Greenways Phase 3 trailways	15,475
09/09/2020	Bill	118181003-0820	Kimley-Horn	General Fund	9000 - Parks & Recreation	ATP Grant - Greenways Phase 3 trailways	26,625
09/09/2020	Bill	118181002-0820	Kimley-Horn	General Fund	9000 - Parks & Recreation	Resolution 2020-002 - ATP Grant for Phase 2 of Trailways grant through Preservation Park	23,425

Date	Transaction Type	Num	Name	Division	Class	Memo/Description	Amount
10/01/2020	Bill	118181002-0920	Kimley-Horn	General Fund	9000 - Parks & Recreation	Resolution 2020-002 - ATP Grant for Phase 2 of Trailways grant through Preservation Park	17,785
10/01/2020	Bill	118181003-0920	Kimley-Horn	General Fund	9000 - Parks & Recreation	ATP Grant - Greenways Phase 3 trailways	31,325
<b>Total for Park Improvements</b>							<b>\$136,305</b>
<b>Total for 41940 Capital Projects</b>							<b>\$199,646</b>
<b>Total for 49900 Total Capital Improvement Costs</b>							<b>\$199,646</b>
<b>Total for Expenses</b>							<b>\$199,646</b>
<b>Net Income</b>							<b>\$ -199,646</b>

# General Fund Debt Obligations

July - October, 2020

Date	Transaction Type	Num	Name	Division	Class	Memo/Description	Amount	Balance
<b>Ordinary Income/Expenses</b>								
<b>Expenses</b>								
<b>49030 Debt Service</b>								
09/09/2020	Check	5908	First Horizon Bank	General Fund	8000 - Town Hall	Interest payment - Loan 80303732	18,705	18,705
09/23/2020	Bill	Note168026 3	First Farmers & Merchants Bank	General Fund	8000 - Town Hall	Principle -	115,300	134,005
09/23/2020	Bill	Note168026 3	First Farmers & Merchants Bank	General Fund	8000 - Town Hall	Interest	6,898	140,903
<b>Total for 49030 Debt Service</b>							<b>\$140,903</b>	
<b>Total for Expenses</b>							<b>\$140,903</b>	
<b>Net Income</b>							<b>\$ -140,903</b>	

## NOTE

First Horizon note payable

Balance \$1,290,000 Interest Rate is 2.90% Interest paid semi-annually, principal paid annually

First Farmers note payable

Balance \$ 345,900 Interest Rate is 2.85 % Interest paid semi-annually, principal paid annually



# Wastewater Fund Budget VS Actuals

July - October, 2020

	Wastewater					Total				
	Actual	Budget	over Budget	Remaining	% Remaining	Actual	Budget	over Budget	Remaining	% Remaining
<b>INCOME</b>										
34090 Total Wastewater Fees	445,518	437,656	7,862	-7,862	-2.00 %	445,518	437,656	7,862	-7,862	-2.00 %
341090 Total Tap Fees	173,851	104,168	69,683	-69,683	-67.00 %	173,851	104,168	69,683	-69,683	-67.00 %
34700 Total All Other Revenues	2,470	4,940	-2,470	2,470	50.00 %	2,470	4,940	-2,470	2,470	50.00 %
<b>Total Income</b>	<b>621,840</b>	<b>546,764</b>	<b>75,076</b>	<b>-75,076</b>	<b>-14.00 %</b>	<b>621,840</b>	<b>546,764</b>	<b>75,076</b>	<b>-75,076</b>	<b>-14.00 %</b>
<b>GROSS PROFIT</b>	<b>621,840</b>	<b>546,764</b>	<b>75,076</b>	<b>-75,076</b>	<b>-14.00 %</b>	<b>621,840</b>	<b>546,764</b>	<b>75,076</b>	<b>-75,076</b>	<b>-14.00 %</b>
<b>EXPENSES</b>										
43100 Total Payroll Costs	48,195	98,202	-50,007	50,007	51.00 %	48,195	98,202	-50,007	50,007	51.00 %
43200 Total Streets and Roads	224		224	-224		224	0	224	-224	0%
43300 Total Professional Fees	105,763	56,664	49,099	-49,099	-87.00 %	105,763	56,664	49,099	-49,099	-87.00 %
43400 Total Operating Costs	65,267	86,608	-21,341	21,341	25.00 %	65,267	86,608	-21,341	21,341	25.00 %
43600 Total Interest Expense	2,575	3,168	-593	593	19.00 %	2,575	3,168	-593	593	19.00 %
49900 Total Capital Improvement Costs	946,528	1,161,668	-215,140	215,140	19.00 %	946,528	1,161,668	-215,140	215,140	19.00 %
<b>Total Expenses</b>	<b>1,168,552</b>	<b>1,406,310</b>	<b>-237,758</b>	<b>237,758</b>	<b>17.00 %</b>	<b>1,168,552</b>	<b>1,406,310</b>	<b>-237,758</b>	<b>237,758</b>	<b>17.00 %</b>
<b>NET OPERATING INCOME</b>	<b>-546,712</b>	<b>-859,546</b>	<b>312,834</b>	<b>-312,834</b>	<b>36.00 %</b>	<b>-546,712</b>	<b>-859,546</b>	<b>312,834</b>	<b>-312,834</b>	<b>36.00 %</b>
<b>OTHER EXPENSES</b>										
Depreciation	150,000	176,648	-26,648	26,648	15.00 %	150,000	176,648	-26,648	26,648	15.00 %
<b>Total Other Expenses</b>	<b>150,000</b>	<b>176,648</b>	<b>-26,648</b>	<b>26,648</b>	<b>15.00 %</b>	<b>150,000</b>	<b>176,648</b>	<b>-26,648</b>	<b>26,648</b>	<b>15.00 %</b>
<b>NET OTHER INCOME</b>	<b>-150,000</b>	<b>-176,648</b>	<b>26,648</b>	<b>-26,648</b>	<b>15.00 %</b>	<b>-150,000</b>	<b>-176,648</b>	<b>26,648</b>	<b>-26,648</b>	<b>15.00 %</b>
<b>NET INCOME</b>	<b>\$ -696,712</b>	<b>\$ -1,036,194</b>	<b>\$339,482</b>	<b>\$ -339,482</b>	<b>33.00 %</b>	<b>\$ -696,712</b>	<b>\$ -1,036,194</b>	<b>\$339,482</b>	<b>\$ -339,482</b>	<b>33.00 %</b>

# Wastewater Fund Statement of Activities

July - October, 2020

	Jul - Sep, 2020				Oct 2020				Total			
	Current	Jul - Sep, 2019 (PY)	Change	% Change	Current	Oct 2019 (PY)	Change	% Change	Current	Jul - Oct, 2019 (PY)	Change	% Change
<b>INCOME</b>												
34090 Total Wastewater Fees	341,652	317,439	24,213	8.00 %	103,866	110,650	-6,784	-6.00 %	445,518	428,089	17,429	4.00 %
341090 Total Tap Fees	111,701	130,000	-18,299	-14.00 %	62,151	15,000	47,151	314.00 %	173,851	145,000	28,851	20.00 %
34700 Total All Other Revenues	1,909	6,057	-4,148	-68.00 %	561	-45	606	1,352.00 %	2,470	6,012	-3,542	-59.00 %
<b>Total Income</b>	<b>455,262</b>	<b>453,496</b>	<b>1,766</b>	<b>0.00 %</b>	<b>166,578</b>	<b>125,605</b>	<b>40,973</b>	<b>33.00 %</b>	<b>621,840</b>	<b>579,101</b>	<b>42,739</b>	<b>7.00 %</b>
<b>GROSS PROFIT</b>	<b>455,262</b>	<b>453,496</b>	<b>1,766</b>	<b>0.00 %</b>	<b>166,578</b>	<b>125,605</b>	<b>40,973</b>	<b>33.00 %</b>	<b>621,840</b>	<b>579,101</b>	<b>42,739</b>	<b>7.00 %</b>
<b>EXPENSES</b>												
43100 Total Payroll Costs	36,146	35,600	547	2.00 %	12,049	11,867	182	2.00 %	48,195	47,466	729	2.00 %
43200 Total Streets and Roads					224		224		224	0	224	0%
43300 Total Professional Fees	2,800	17,399	-14,599	-84.00 %	102,963	16,295	86,668	532.00 %	105,763	33,694	72,069	214.00 %
43400 Total Operating Costs	40,694	50,185	-9,491	-19.00 %	24,572	12,765	11,808	93.00 %	65,267	62,950	2,317	4.00 %
43600 Total Interest Expense	1,970	2,666	-696	-26.00 %	605	832	-227	-27.00 %	2,575	3,498	-923	-26.00 %
49900 Total Capital Improvement Costs	831,931	8,412	823,519	9,790.00 %	114,598	30,739	83,858	273.00 %	946,528	39,151	907,377	2,318.00 %
<b>Total Expenses</b>	<b>913,542</b>	<b>114,262</b>	<b>799,280</b>	<b>700.00 %</b>	<b>255,010</b>	<b>72,497</b>	<b>182,513</b>	<b>252.00 %</b>	<b>1,168,552</b>	<b>186,759</b>	<b>981,794</b>	<b>526.00 %</b>
<b>NET OPERATING INCOME</b>	<b>-458,279</b>	<b>339,235</b>	<b>-797,514</b>	<b>-235.00 %</b>	<b>-88,433</b>	<b>53,108</b>	<b>-141,541</b>	<b>-267.00 %</b>	<b>-546,712</b>	<b>392,342</b>	<b>-939,055</b>	<b>-239.00 %</b>
<b>OTHER EXPENSES</b>												
Depreciation	112,500	112,500	0	0.00 %	37,500	37,500	0	0.00 %	150,000	150,000	0	0.00 %
<b>Total Other Expenses</b>	<b>112,500</b>	<b>112,500</b>	<b>0</b>	<b>0.00 %</b>	<b>37,500</b>	<b>37,500</b>	<b>0</b>	<b>0.00 %</b>	<b>150,000</b>	<b>150,000</b>	<b>0</b>	<b>0.00 %</b>
<b>NET OTHER INCOME</b>	<b>-112,500</b>	<b>-112,500</b>	<b>0</b>	<b>0.00 %</b>	<b>-37,500</b>	<b>-37,500</b>	<b>0</b>	<b>0.00 %</b>	<b>-150,000</b>	<b>-150,000</b>	<b>0</b>	<b>0.00 %</b>
<b>NET INCOME</b>	<b>\$ -570,779</b>	<b>\$226,735</b>	<b>\$ -797,514</b>	<b>-352.00 %</b>	<b>\$ -125,933</b>	<b>\$15,608</b>	<b>\$ -141,541</b>	<b>-907.00 %</b>	<b>\$ -696,712</b>	<b>\$242,342</b>	<b>\$ -939,055</b>	<b>-387.00 %</b>

# Wastewater Fund EXPANDED Activities

July - October, 2020

	Jul 2020		Aug 2020		Sep 2020		Oct 2020		Total	
	Current	Jul 2019 (PY)	Current	Aug 2019 (PY)	Current	Sep 2019 (PY)	Current	Oct 2019 (PY)	Current	Jul - Oct, 2019 (PY)
<b>INCOME</b>										
34090 Total Wastewater Fees									0	0
31000 Wastewater Treatment Fees	111,955	101,578	111,026	105,522	116,871	99,268	103,166	108,070	443,018	414,438
31010 Septage Disposal Fees	750	750	600	750	450	650	700	350	2,500	2,500
31050 Late Payment Penalty		3,460		1,782		3,678		2,230	0	11,151
<b>Total 34090 Total Wastewater Fees</b>	<b>112,705</b>	<b>105,788</b>	<b>111,626</b>	<b>108,054</b>	<b>117,321</b>	<b>103,597</b>	<b>103,866</b>	<b>110,650</b>	<b>445,518</b>	<b>428,089</b>
341090 Total Tap Fees									0	0
33000 Tap Fees	43,900	32,500	28,250	62,500	39,550	35,000	62,151	15,000	173,851	145,000
<b>Total 341090 Total Tap Fees</b>	<b>43,900</b>	<b>32,500</b>	<b>28,250</b>	<b>62,500</b>	<b>39,550</b>	<b>35,000</b>	<b>62,151</b>	<b>15,000</b>	<b>173,851</b>	<b>145,000</b>
34700 Total All Other Revenues									0	0
36120 Interest Earned - Invest. Accts	682	1,916	637	2,088	590	1,984	561	-45	2,470	5,942
37990 Other Revenue		70							0	70
<b>Total 34700 Total All Other Revenues</b>	<b>682</b>	<b>1,986</b>	<b>637</b>	<b>2,088</b>	<b>590</b>	<b>1,984</b>	<b>561</b>	<b>-45</b>	<b>2,470</b>	<b>6,012</b>
<b>Total Income</b>	<b>157,287</b>	<b>140,274</b>	<b>140,514</b>	<b>172,642</b>	<b>157,462</b>	<b>140,580</b>	<b>166,578</b>	<b>125,605</b>	<b>621,840</b>	<b>579,101</b>
<b>GROSS PROFIT</b>	<b>157,287</b>	<b>140,274</b>	<b>140,514</b>	<b>172,642</b>	<b>157,462</b>	<b>140,580</b>	<b>166,578</b>	<b>125,605</b>	<b>621,840</b>	<b>579,101</b>
<b>EXPENSES</b>										
43100 Total Payroll Costs									0	0
41110 Payroll Expense	9,351	9,061	9,351	9,317	9,351	9,189	9,351	9,189	37,404	36,756
41141 Payroll Taxes - FICA	580	562	580	578	580	570	580	570	2,319	2,279
41142 Payroll Taxes - Medicare	136	131	136	135	136	133	136	133	542	533
41289 Employee Retirement Expense	468	453	468	466	468	459	468	459	1,870	1,838
41514 Insurance - Employee Medical	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	6,060	6,060
<b>Total 43100 Total Payroll Costs</b>	<b>12,049</b>	<b>11,722</b>	<b>12,049</b>	<b>12,011</b>	<b>12,049</b>	<b>11,867</b>	<b>12,049</b>	<b>11,867</b>	<b>48,195</b>	<b>47,466</b>
43200 Total Streets and Roads									0	0
41270 Vehicle Fuel & Oil Expense							224		224	0
<b>Total 43200 Total Streets and Roads</b>							<b>224</b>		<b>224</b>	<b>0</b>
43300 Total Professional Fees									0	0
41252 Prof. Fees - Legal Fees			1,600		1,200	3,960	2,920	3,440	5,720	7,400
41254 Prof. Fees-Consulting Engineers				4,553			100,043	12,855	100,043	17,408
41259 Prof. Fees - Other		3,120		1,003		4,763			0	8,886
<b>Total 43300 Total Professional Fees</b>		<b>3,120</b>	<b>1,600</b>	<b>5,556</b>	<b>1,200</b>	<b>8,723</b>	<b>102,963</b>	<b>16,295</b>	<b>105,763</b>	<b>33,694</b>
43400 Total Operating Costs									0	0
41211 Postage, Freight & Express Chgs	698	456	456	669	708	456	1,363	655	3,225	2,237
41220 Lab Water Testing			325		163	163		163	488	325
41221 Printing, Forms & Photocopy Exp	486				492	1,140	951		1,929	1,140
41235 Memberships & Subscriptions	870								870	0
41241 Utilities - Electricity	6,478	8,314	6,288	7,726	8,756	7,360	7,913	7,871	29,435	31,271
41242 Utilities - Water	187	111	306	292	207	338	186	295	886	1,037
41245 Telecommunications Expense	155	155	155	155	635	165	155	155	1,099	629
41260 Repairs & Maint WW	686	12,256	2,006	3,984	4,914	1,550	4,635	830	12,241	18,620
41285 Continuing Education Expense					170				170	0
41311 Office Expense	126		2,469		128		7,406		10,129	0
41320 Supplies Expense		629		607	1,256	516	1,441	2,250	2,697	4,002
41691 Bank Charges	538	518	518	521	519	527	522	547	2,097	2,112

	Jul 2020		Aug 2020		Sep 2020		Oct 2020		Total	
	Current	Jul 2019 (PY)	Current	Aug 2019 (PY)	Current	Sep 2019 (PY)	Current	Oct 2019 (PY)	Current	Jul - Oct, 2019 (PY)
42100 Permits and Fees		827				750			0	1,577
<b>Total 43400 Total Operating Costs</b>	<b>10,223</b>	<b>23,266</b>	<b>12,523</b>	<b>13,954</b>	<b>17,949</b>	<b>12,965</b>	<b>24,572</b>	<b>12,765</b>	<b>65,267</b>	<b>62,950</b>
43600 Total Interest Expense									0	0
41633 Interest Expense - Note Payable	662	889	664	899	645	879	605	832	2,575	3,498
<b>Total 43600 Total Interest Expense</b>	<b>662</b>	<b>889</b>	<b>664</b>	<b>899</b>	<b>645</b>	<b>879</b>	<b>605</b>	<b>832</b>	<b>2,575</b>	<b>3,498</b>
49900 Total Capital Improvement Costs									0	0
41940 Capital Projects									0	0
Approved Budget Capital Expenditures	231,077		358,062	8,412	242,792		114,598	30,739	946,528	39,151
<b>Total 41940 Capital Projects</b>	<b>231,077</b>		<b>358,062</b>	<b>8,412</b>	<b>242,792</b>		<b>114,598</b>	<b>30,739</b>	<b>946,528</b>	<b>39,151</b>
<b>Total 49900 Total Capital Improvement Costs</b>	<b>231,077</b>		<b>358,062</b>	<b>8,412</b>	<b>242,792</b>		<b>114,598</b>	<b>30,739</b>	<b>946,528</b>	<b>39,151</b>
<b>Total Expenses</b>	<b>254,010</b>	<b>38,997</b>	<b>384,898</b>	<b>40,831</b>	<b>274,634</b>	<b>34,434</b>	<b>255,010</b>	<b>72,497</b>	<b>1,168,552</b>	<b>186,759</b>
<b>NET OPERATING INCOME</b>	<b>-96,723</b>	<b>101,277</b>	<b>-244,384</b>	<b>131,811</b>	<b>-117,172</b>	<b>106,146</b>	<b>-88,433</b>	<b>53,108</b>	<b>-546,712</b>	<b>392,342</b>
<b>OTHER EXPENSES</b>										
Depreciation	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	150,000	150,000
<b>Total Other Expenses</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>37,500</b>	<b>150,000</b>	<b>150,000</b>
<b>NET OTHER INCOME</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-37,500</b>	<b>-150,000</b>	<b>-150,000</b>
<b>NET INCOME</b>	<b>\$ -134,223</b>	<b>\$63,777</b>	<b>\$ -281,884</b>	<b>\$94,311</b>	<b>\$ -154,672</b>	<b>\$68,646</b>	<b>\$ -125,933</b>	<b>\$15,608</b>	<b>\$ -696,712</b>	<b>\$242,342</b>

# Wastewater Fund Capital Projects Activity

July - October, 2020

Date	Transaction Type	Num	Name	Division	Memo/Description	Amount
<b>Ordinary Income/Expenses</b>						
<b>Expenses</b>						
<b>49900 Total Capital Improvement Costs</b>						
<b>41940 Capital Projects</b>						
<b>Approved Budget Capital Expenditures</b>						
07/07/2020	Bill	Pay #9	W & O Construction Co.	Wastewater	Hill Property Drip Fields installation	221,327
07/17/2020	Bill	20413	EarthSearch Soil Consulting LLC	Wastewater	Alexander property soil testing - addition	9,750
08/04/2020	Bill	Pmt 10	W & O Construction Co.	Wastewater	Hill Property Drip Fields installation	140,691
08/10/2020	Bill	180595	Barge Design Solutions, Inc.	Wastewater	Hill property Drip Field project management	14,300
08/10/2020	Bill	180596	Barge Design Solutions, Inc.	Wastewater	WWTP Design BOMA resolution 2020-007	203,071
09/04/2020	Bill	181335	Barge Design Solutions, Inc.	Wastewater	Hill property Drip Field project management	11,289
09/04/2020	Bill	181336	Barge Design Solutions, Inc.	Wastewater	WWTP Design BOMA resolution 2020-007	116,507
09/11/2020	Bill	Pay no 11	W & O Construction Co.	Wastewater	Hill Property Drip Fields installation #11	114,996
10/01/2020	Bill	240656	USABlueBook	Wastewater	Freight expense on Blower	250
10/01/2020	Bill	182055	Barge Design Solutions, Inc.	Wastewater	Hill property Drip Field project management	4,869

Date	Transaction Type	Num	Name	Division	Memo/Description	Amount
10/08/2020	Bill	Pay no. 12	W & O Construction Co.	Wastewater	Hill Property Drip Fields installation	109,478
<b>Total for Approved Budget Capital Expenditures</b>						<b>\$946,528</b>
<b>Total for 41940 Capital Projects</b>						<b>\$946,528</b>
<b>Total for 49900 Total Capital Improvement Costs</b>						<b>\$946,528</b>
<b>Total for Expenses</b>						<b>\$946,528</b>
<b>Net Income</b>						<b>\$ -946,528</b>

# Unaudited CASH BALANCES



General Fund Cash Position	Aug	Sep	Oct
Checking	\$ 1,656,883	\$ 1,709,650	\$ 1,826,614
Savings	\$ 5,666,678	\$ 5,668,820	\$ 5,670,003
Less: Reserve	\$ (1,040,481)	\$ (1,040,481)	\$ (1,041,218)
<b>Total Cash</b>	<b>\$ 6,283,080</b>	<b>\$ 6,337,989</b>	<b>\$ 6,455,399</b>
Less:			
Note Balance (First Farmers)	\$ (461,200)	\$ (345,900)	\$ (345,900)
Note Balance (First Tennessee)	\$ (1,290,000)	\$ (1,290,000)	\$ (1,290,000)
Due to Wastewater Fund	\$ (70,793)	\$ (44,371)	\$ (49,496)
Accounts Payable	\$ (46,554)	\$ (5,383)	\$ (42,349)
Critz Lane Projects & related	\$ (1,528,900)	\$ (1,709,900)	\$ (1,712,075)
Committed	\$ (284,552)	\$ (248,628)	\$ (211,135)
<b>Total Available Funds</b>	<b>\$ 2,601,081</b>	<b>\$ 2,693,807</b>	<b>\$ 2,804,444</b>

Wastewater Funds Cash Position	Aug	Sep	Oct
Checking	\$ 61,564	\$ 86,344	\$ 166,361
Savings	\$ 3,090,174	\$ 3,141,401	\$ 2,941,963
Less: Reserve	\$ (522,158)	\$ (522,158)	\$ (522,158)
<b>Total Cash</b>	<b>\$ 2,629,580</b>	<b>\$ 2,705,587</b>	<b>\$ 2,586,166</b>
<i>Add:</i>			
Accounts Receivable	\$ 200,103	\$ 222,269	\$ 177,776
Due from Gen Fund	\$ 70,793	\$ 44,371	\$ 49,496
<i>Less:</i>			
Note Balance (Franklin Synergy)	\$ (305,556)	\$ (296,296)	\$ (263,482)
Accounts Payable	\$ (1,413)	\$ (3,478)	\$ (10,126)
Deposits	\$ (27,675)	\$ (33,150)	\$ (33,150)
<i>Less Committed:</i>			
Hill Prop Drip Fields	\$ (729,681)	\$ (631,013)	\$ (516,665)
Cell #1 repairs	\$ -	\$ -	\$ -
All Other	\$ (656,329)	\$ (839,594)	\$ (775,532)
<b>Total Available Funds</b>	<b>\$ 1,179,822</b>	<b>\$ 1,168,696</b>	<b>\$ 1,214,483</b>

