

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
November 14, 2017**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The October 10th, 2017 Regular Meeting Minutes

Documents:

[10102017 MINUTES.PDF](#)

Public Comments-

Unfinished Business:

1. Land Purchase Financing Options

Documents:

[LAND PURCHASE OPTIONS MEMO.PDF](#)

2. Public Hearing And Second Reading Ordinance 2017-012: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 60 ACRES SOUTHWEST OF TOM ANDERSON ROAD (PORTION OF COUNTY TAX MAP 132 PARCEL 006.09) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D3 (HIGH INTENSITY RESIDENTIAL) AND TO REZONE THE REMAINING 106 ACRES FROM D1 TO THE T1 ZONE

Documents:

[ORDINANCE 2017-012 MEMO 2ND READING FC REZONE.PDF](#)
[ORDINANCE 2017-012.PDF](#)
[ORDINANCE 2017-012 EXHIBIT A.PDF](#)

3. Public Hearing And Second Reading Ordinance 2017-013: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 140.1 ACRES LOCATED AT 1824 SEDBERRY ROAD (PORTION OF COUNTY TAX MAP 131 PARCEL 007.01) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D2 (MEDIUM INTENSITY RESIDENTIAL) AND TO REZONE 65.12 ACRES (PORTION OF COUNTY TAX MAP 131 PARCEL 007) FROM D1 TO T1

Documents:

[ORDINANCE 2017-013 MEMO 2ND READING SEDBERRY REZONE.PDF](#)
[ORDINANCE 2017-013.PDF](#)
[ORDINANCE 2017-013 EXHIBIT A.PDF](#)

4. Public Hearing And Second Reading Ordinance 2017-014: AN ORDINANCE

OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE REGARDING THE D3 ZONE USE TABLE, CRITERIA FOR VILLAGES AND RESIDENTIAL SUBDIVISIONS AND PERMITTED USES WITHIN T1 ZONES

Documents:

[ORDINANCE 2017-014 MEMO 2ND READING LDO AMEND.PDF](#)
[ORDINANCE 2017-014.PDF](#)

New Business:

5. First Reading Of Ordinance 2017-015: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.2.2 (THE TOWN), SECTION 1.2.3. (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (THE INTENT)

Documents:

[ORDINANCE 2017-015 STAFF REPORT 1ST READING.PDF](#)
[ORDINANCE 2017-015.PDF](#)

6. Wastewater Request: Lutheran Church Property

Documents:

[LUTHERAN CHURCH PROPERTY WASTEWATER REQUEST MEMO.PDF](#)
[WASTEWATER REQUEST - LUTHERAN CHURCH PROPERTY.PDF](#)

7. Resolution 2017-024: A Resolution Of The Town Of Thompson's Station, Tennessee To Approve Change Orders With Parchman Construction Co., Inc. For The Realignment Of Critz Lane Project

Documents:

[RESO 2017-024 CRITZ LANE CHANGE ORDER MEMO.PDF](#)
[RESOLUTION 2017-024 CRITZ LANE REALIGNMENT PARCHMAN.PDF](#)
[CRITZ LANE CO3 WATER LINE TEMPORARY.PDF](#)
[CRITZ LANE REALIGN PAY REQUEST 1.PDF](#)
[CRITZ LANE REALIGNMENT PAY REQUEST 2.PDF](#)

8. First Reading Of Ordinance 2017-016: An Ordinance Of The Town Of Thompson's Station Repealing Ordinance 14-008 And Adopting The 2015 International Building Code, 2015 International Residential Code, 2015 International Plumbing Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, The 2015 National Fire Protection Code, 2015 Life Safety Code, 2015 International Energy Conservation Code, The 2015 International Existing Building Code And The 2015 International Swimming Pool And Spa Code

Documents:

[ORDINANCE 2017-016 2015 CODES UPDATE.PDF](#)

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Finance Report

Documents:

[2017 11 BOMA FINANCE REPORT.PDF](#)

*This meeting will be held at 7:00 p.m. at Thompson's Station Community Center
1555 Thompson's Station Road West*

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
October 10, 2017

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday October 10, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the September 12th regular meeting and the September 28th special called meeting were presented.

After discussion, Alderman Bell made a motion to accept the minutes of the September 12th regular meeting without the personal statement of Alderman Shepard. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

After discussion, Alderman Bell made a motion to accept the minutes of the September 28th special called meeting. The motion was seconded and carried unanimously.

Public Comments:

Mike Roberts – 1810 Thompson's Station Rd. W – Concerns regarding rezoning and the drip fields.

Steven Lugg – 2144 English Garden Way – Concerns regarding sewer system and drip fields and the tax implications per family.

Truman Elrod – 2631 Westerham Way – Will there be an additional pool & rec center for additional planned houses along with an additional exit/entrance?

Bob Brenson – 2816 Chatham Place Ct. – Concerns regarding drip fields and environmental implications.

Kathy Burch Byers – 4635 Columbia Pike – Concerns with whether the Board is a Board for the People.

Roger Nixon – 2704 Brenda St. – Concerns with the sign ordinance controversy and election day definitions.

Brinton Davis – 2690 Thompson's Station Rd. E – Complaint of behavior of Aldermen Dilks and Shepard as unethical.

Unfinished Business:

- 1. Public Hearing and Second Reading Ordinance 2017-011: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTIONS 1.3 (DEFINITIONS), 2.2.3 (RESIDENTIAL**

SUBDIVISIONS, WORKPLACE COMMERCIAL CENTER), 3.3.7 (HILLSIDE AND RIDGELINE DEVELOPMENT), AND 4.17 (SIGNS) AND ADD SECTION 3.9.23 FOR STREET LIGHTING WITHIN SUBDIVISIONS OF THE LAND DEVELOPMENT ORDINANCE.

Mr. Cosentini reviewed the report and the Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-007 to amend the Town's Land Development Ordinance to modify these sections

Public Hearing was then opened.

John Peterson – 3448 Colebrook Dr. – Against changes in sign ordinance changes.

Public Hearing was then closed.

Alderman Dilks then read the following public statement:

This statement is to directly address comments made by Mayor Napier to the *Tennessean* within the past week regarding my lawsuit against the Town of Thompson's Station for the unconstitutional enforcement of its sign ordinance.

In the October 5, 2017 article titled "After lawsuit by alderman, Thompson's Station finally changing sign ordinance", our Mayor was quoted as saying:

"I think the Town handled it as best we could. It's a peculiar situation to say the least.

Apparently, the sign ordinance works for everybody else, and somehow it didn't seem to fit when it came up for a particular political campaign. When that person didn't get the answer they wanted, they sued us."

This blatant distortion of the truth is so egregious that I felt it had to be addressed tonight.

First, I never did, never have, and never will ask our Mayor or any other government official for permission to exercise my constitutionally protected rights. I didn't request an "answer" as Mayor Napier characterized it. Instead it was the Mayor that insisted on selectively enforcing an unconstitutional law, violating my rights and those of my friends and neighbors in the process. To act as if this is some kind of privilege that public officials could either restrict or grant by giving me "the answer I wanted" shows an embarrassing misunderstanding of our rights as U.S. citizens and flagrant disrespect for the values on which our Country was founded.

Second, to believe that Town officials handled this "as best (they) could", shows extremely poor judgement. The Town lost this lawsuit and it wasn't a difficult legal question. The Mayor did the "best he could" to manufacture an election issue by selectively enforcing an illegal ordinance and then tried to fine me \$62,000; a sum large enough to devastate the finances of most families, mine included. Our Mayor makes no apologies for that. Apparently his position is that I had that coming for having the nerve to assert my free speech right against his delusional authority to violate that right.

Thanks to a Freedom of Information Act documentation request, we know that in a September 21, 2016 text message to BZA member Roger Nixon, the Mayor mentions the *Reed v. Town of Gilbert*, Arizona Supreme Court case. It was a 9-0 decision that rendered sign ordinances like the one in our Town unconstitutional. On October 9, 2016 the Mayor emailed Mr. Nixon a newspaper article that told how Mt. Juliet, TN had recently lost a similar case over campaign signs and cost that Town \$15,000. Mayor Napier apparently has so little respect for the intelligence of the people he serves that he expects us to believe that with the knowledge of

those two cases indicating that the Town was on questionable legal ground at best, that he was still doing the “best he could” to act in the interest of Thompson’s Station residents.

Finally, to say that the sign ordinance works for everybody else and that I was the only one with a problem is disingenuous. For one, Alderman Stover challenged the ordinance along with me. He certainly had a problem with it. Alderman Shepard also had a problem with it. Our friends who had signs in their yards to show their support of me and Brian surely had a problem with it. Nine Supreme Court justices had a problem with it, as stated in their 2015 ruling. Last but not least, the evidence indicates that then-alderman-candidate and your friend John Peterson also had a problem with it. John wrote in a September 21, 2016 email to Mayor Napier and Roger Nixon:

“I am just furious about this. No campaigns have ever been held to this standard as long as I have lived here and some are in the neighborhood now...”

Curiously enough, John Peterson would later hypocritically collude with the Mayor to try to have me fined and removed from the planning commission, further elucidating their true motivations. Perhaps this ordinance was never challenged before because no public officials ever felt the need to selectively enforce it to try to defeat candidates they don’t like. Perhaps no other campaigns had problems with the ordinance in this election because, despite being informed about other signs, the Mayor chose to selectively enforce this law against only me and Brian Stover. It’s very telling that the Mayor did not raise any issues with signs for the Trump, Clinton, Whitson, or Rogers campaigns; the Town only went after the candidates the Mayor apparently thought he could intimidate and the races he had a strong rooting interest in.

Mayor Napier had numerous opportunities to end this violation of my constitutional rights and plenty of time to think it over. There was no upside to the Town pursuing enforcement and fines. Instead of doing the right thing, he chose to abuse his power in an increasingly transparent attempt to gain politically. After all, if he’s going to stick subdivision residents with new franchise fees and all the risk for expansion of the sewer system, he’ll need the Board votes to do so.

Instead of spending his time making sure the Critz Lane realignment was completed on time or legally instead of illegally purchasing an antique fire truck, our Mayor was busy doing “the best he could” to play dirty politics. Devious actions like those of the Mayor, Roger Nixon, and John Peterson have no place in our government or anywhere else for that matter.

After discussion, Alderman Stover made a motion to approve Ordinance 2017-011, delete section 4.17 (signage) and send that section back to the Planning Commission for review. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

New Business:

- 2. Resolution 2017-020: A Resolution of the Town of Thompson’s Station, Tennessee to approve a Contract to purchase real property from Encompass Land Group, LLC for the Town’s Wastewater System and other Public Purposes.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-020 as presented.

Bucky Ingram came forward to speak and answer questions on behalf of Encompass Development.

Alderman Shepard presented a brief slideshow regarding financing.

After discussion, Alderman Bell made a motion to defer until the November BOMA meeting so that a work session may be held. After further discussion, Alderman Bell withdrew his motion.

Alderman Bell then made a motion to approve Resolution 2017-020 as presented with the contingency that financing will be approved in the November Board of Mayor and Alderman meeting. The motion was seconded and approved by all.

The meeting then recessed at 9:18 for a break and resumed at 9:26.

- 3. First Reading of Ordinance 2017-012: An Ordinance of the board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend the Town's Zoning Map by rezoning 60 acres southwest of Tom Anderson Rd (Portion of County Tax Map 132 Parcel 006.09) from D1 (Low Intensity Residential) to D3 (High Intensity Residential) and to rezone the remaining 106 acres from D1 to The T1 Zone.**

Mrs. Deats reviewed her Staff report and based on the findings of consistency with the Town's General Plan and that the proposed amendment to the zoning will not have a deleterious effect on the community, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-012 to amend the zoning map to rezone 60 acres of land (portion of Map 132, Parcel 006.09) from the D1 zone to the D3 zone. The Planning Commission also recommends that the remaining 106 acres be rezoned from D1 to the T1 zoning district.

After discussion, Alderman Stover made a motion to approve First Reading of Ordinance 2017-012 as presented. The motion was seconded and carried by all.

- 4. First Reading of Ordinance 2017-013: An Ordinance of the Board of Mayor and Aldermen of The Town of Thompson's Station, Tennessee to amend the Town's zoning map by rezoning 140.1 acres located at 1824 Sedberry Rd (Portion of County Tax Map 131 Parcel 007.01) from D1 (Low Intensity Residential) to D2 (Medium Intensity Residential) and to Rezone 65.12 acres (Portion of County Tax Map 131 Parcel 007) from D1 to T1.**

Mrs. Deats reviewed her report and based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-013 to amend the zoning map to rezone 140.1 acres (Map 131, Parcel 007.01) from the D1 zone to the D2 zone. The Planning Commission also recommends that the 65.12 acres of land set aside for drip fields be rezoned to the T1 zone in order to permanently preserve the land.

After discussion, Alderman Stover made a motion to approve First Reading of Ordinance 2017-013 as presented. The motion was seconded and carried by all.

5. First Reading of Ordinance 2017-014: An Ordinance of the Board of Mayor and Aldermen of The Town of Thompson’s Station, Tennessee to amend Section 1.2.7 (Use Districts), Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas and Civic Spaces, Table 4.3 Transect Zone Non-residential uses.

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen pass on first reading the adoption of Ordinance 2017-014 amending the Land Development Ordinance and set a public hearing and second reading for November 14, 2017.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2017-014 as presented. The motion was seconded and approved by all.

6. Resolution 2017-021: A Resolution of the Town of Thompson’s Station, Tennessee to approve a contract to purchase real property from Ferrari Partners, LP for the Realignment of Critz Lane.

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve Resolution 2017-21 as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2017-021 as presented. The motion was seconded and approved by all.

7. Resolution 2017-022: A Resolution of the Town of Thompson’s Station, Tennessee to approve a Contract Amendment with First Response, Inc. for services related to the cleanout of Lagoon 1 of the Town’s Wastewater plant and to authorize the Mayor to sign the Agreement.

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve Resolution 2017-022 as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2017-022 as presented. The motion was seconded and approved by all.

Alderman Shepard then read the following statement:

Re:

Board of Mayor and Aldermen Minutes of the Meeting June 13, 2017

I am making this statement to improve the official record with regard to a disagreement between Town Administrator Joe Cosentini and myself that occurred during the June 13, 2017, Board of Mayor and Aldermen meeting. In my opinion, the meeting minutes Town Staff prepared and the Board accepted by 3-2 vote did not accurately reflect the discussion or its serious nature.

This disagreement involves the Tollgate Village Developer’s current plan for a secondary access road and Town Staff’s role in helping secure its approval by our Planning Commission.

Both Town Administrator Cosentini and Town Planner Wendy Deats actively supported the Developer plan which:

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- Hurts Tollgate Village property values;
- Worsens quality of life of Tollgate residents;
- Harms all Thompson’s Station residents by making it less likely Tollgate’s “commercial in the front” vision will ever be fulfilled and accompanying sales tax revenue will ever be generated;
- Almost certainly will shift the estimated \$2 million cost burden of widening Columbia Pike and the West Harpeth River Bridge from the Developer to all Tennessee taxpayers; and
- Unnecessarily delays highway infrastructure improvements for perhaps a decade or more

All Town residents should know the Tollgate Village Concept Plan and supporting Traffic Study called for the Developer to pay for a full left and right turn secondary access road onto Columbia Pike to support commercial development AND a “connector” road to Independence High School. The Developer’s current plan and most recent traffic study, in contrast, do not require construction of the “connector” road and worse, simply require construction of a relatively cheap “Right-in Right-out only” secondary access road.

All residents also should know that Town Staff routinely sends Developer traffic studies to an independent third party for review. In this case, Mr. Jeff Hammond, a traffic engineer employed by Nashville based RPM Transportation Consultants, provided a written report and concluded the Developer’s “Right-in Right-out only” plan was “undesirable” and “not recommended.”

Unfortunately, shortly before the Planning Commission vote on the Developer request, Mr. Hammond suddenly reversed his written report conclusions and sent an email to Town Planner Deats saying he no longer opposed the “Right-in Right-out only” plan.

When I asked Mr. Hammond why he reversed his findings, he replied via email and stated, “*It is my understanding that the Development team met with TDOT staff who approved a Right-in Right-out condition.*”

This statement is inaccurate and I said Mr. Hammond’s “understanding” was inaccurate during the June 13th BOMA meeting. TDOT did not approve the Developer’s “Right-in Right-out only” plan. In fact, at that time the Developer had not even applied for approval.

It is important to mention that according to Mr. Bob Murphy, President of RPM Transportation Consultants, Mr. Hammond reversed his written report conclusions due to “*an email received by Jeff on March 16, 2017, from Brandon Baxter ...*”

Mr. Baxter is a traffic engineer serving the Tollgate Village Developer.

This information reveals a “fruit of the poisonous tree” situation.

- A Developer representative, Mr. Baxter, gave false and inaccurate information to Mr. Hammond, our Town traffic engineer.
- Mr. Hammond, based on false and inaccurate information provided by the Developer’s representative, subsequently dropped his professional unbiased

Board of Mayor and Aldermen – Minutes of the Meeting
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finding that the “Right-in Right-out only” plan was “*undesirable*” and “*not recommended*.”

- Town Administrator Cosentini and Town Planner Deats then immediately dismissed Mr. Hammond’s written report; trumpeted Mr. Hammond’s sudden reversal; and used that reversal as basis to recommend approval of the Developer’s “Right-in Right-out only” access road plan.
- Our Planning Commission, based on Mr. Hammond’s email reversal AND Town Planner Deats’ inaccurate statement and explanation of that reversal, led our Planning Commission to approve the Developer’s plan.

During discussion prior to the vote, Town Planner Deats told our commissioners that Mr. Hammond abandoned his findings that the Developer plan was “*undesirable*” and “*not recommended*” because “*one of the pieces of information that Mr. Hammond did not have was that TDOT had been working with the Developer and that a Right-in Right-out operation was appropriate at this time.*”

Town Planner Deats’ statement was inaccurate and harmful because it led commissioners to think TDOT had approved the “Right-in Right-out only” plan.

The truth is TDOT and the Developer had **NOT** been working on this plan. In fact, there was only one meeting in which this proposed plan was presented to TDOT and both Town Administrator Cosentini and Town Planner Deats attended. Furthermore, all TDOT officials who attended that one meeting would testify they did not make any determination of appropriateness with regard to the “Right-in Right-out only” plan.

Phil Trammel, TDOT Region 3 Traffic Engineer Manager, maintains that his team simply encouraged the Developer to apply. The only commitment TDOT made was to review the “Right-in Right-out only” plan and make a determination after an application was submitted.

Why Town Planner Deats made her inaccurate and harmful statement remains unknown. Although I asked several times for an explanation, neither she nor Town Administrator Cosentini proved cooperative. This lack of cooperation and dismissal of my attempt to determine the historical facts surrounding this event is behavior I regard as unprofessional.

What we do know is that in response to my June 13, 2017, BOMA meeting comments, Town Administrator Cosentini objected and said he “*wholeheartedly disagreed*.” When I asked what he disagreed with, Town Administrator Cosentini declared he was “*not going to get into specifics*.” When I asked if he disagreed with my assertion that Town Planner Deats told the Planning Commission that TDOT determined a Right-in Right-out only access was appropriate at this time, Town Administrator Cosentini abruptly cut off discussion by stating, “*I am done*.”

Town Staff provided inaccurate information to our Planning Commission and deliberately chose not to cooperate and help me understand the true history of this event. Both are serious matters and Town Staff and the Board should not censor this information and exclude it from our official historical record.

Let me end by clearly stating that I am disappointed with Town Staff’s active and ongoing support of the Developer’s “Right-in Right-out only” plan which our independent traffic

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engineer found to be “*undesirable*” and “*not recommended*” and a plan that, left unchanged, will harm all people who drive on Columbia Pike and all Tennessee taxpayers.

Adjourn

There being no further business, the meeting was adjourned at 10:15 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

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Thompson's Station, TN 37179

MEMO

DATE: November 8, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Land Purchase Options

The Town has several options regarding the purchase of the 170.12 acres as presented by Encompass Land Group. Total purchase price is \$3,105,000.00 which equals \$18,252 per acre.

- Option A: Finance the purchase 100% through a bond issuance by the wastewater fund
- Option B: Finance the purchase 100% through a bond issuance by the general fund and sell drip land to the wastewater fund as needed
- Option C: Pay cash from the wastewater fund for the land that will be used for dripfields (90 acres, \$1,642,682). The remaining acreage (80.12 acres, \$1,457,320) would be financed through the general fund either through a bond issuance or a shorter term capital outlay note.
- Option D: Pay cash from the wastewater fund for the first 40 acres of drip land at \$18,252 per acre. Finance the remaining purchase through the general fund (NTE \$2.5M)

Each option has positives and negatives that should be discussed at the BOMA meeting. Options A & B leave the current reserve accounts for both general and wastewater funds intact, but nearly max out our current debt limit. Option B would require the Town's general operating fund to budget the full debt service and could limit our ability to expand general services in the future. Option C splits the acreage for the intended uses, 90 being for future dripfields and the remaining 80 to be utilized as open space. However, this option has an immediate effect on the current cash position of the wastewater fund reducing our balance from \$2.4M to \$750,000. Option D is a combination of options B and C. The wastewater fund purchases the 40 acres identified as dripfield on the Hill property with cash on-hand at \$18,252 per acre. The general fund assumes the debt on the remaining acreage and, when necessary, sells the other 50 acres of dripfield to the wastewater fund (\$18,252 per acre). This option reduces the overall debt incurred, utilizes cash on hand from the wastewater fund that was collected for the purpose of land purchase, gives direction on where the next dripfields will be, and does not deplete the wastewater fund cash reserve.

We also have options on how the purchase is financed. The Tennessee Municipal Bond Fund provided information at the last meeting. We can do a shorter-term (10 year) capital outlay note with an interest rate around 3.8% or issue bonds through a different provider. Staff has a meeting scheduled for Monday to determine what this type of bond issue would entail. If we finance \$2.5M, the shorter term option reduces the amount of interest paid on the loan, but has a greater annual impact to the general fund budget (estimated at \$300,000 annually). The 20-year bonds would reduce the annual impact (estimated at \$180,000 annually), but increase the overall cost over the term of the loan.

Prior to final approval, we have to get the State Comptroller's Office to sign off on the desired option that the BOMA chooses.



MEMO

DATE: November 7, 2017

TO: Board of Mayor and Aldermen

FROM: Wendy Deats, Town Planner

SUBJECT: Request to amend the Town's zoning map to rezone 60 acres from D1 to D3 southwest of Tom Anderson Road. (File 2017-004)

On September 26, 2017, the Planning Commission reviewed the request for the rezoning with a draft concept plan to rezone 60 acres southwest of Tom Anderson Road to D3 zoning. Upon review of the request, the Planning Commission recommended that based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community to rezone 60 acres from the D1 zone to the D3 zone. The Planning Commission, after further consideration, recommends that the areas designated as drip fields be rezoned to the T1 zoning district to protect the rural character.

On October 10, 2017, the Board of Mayor and Aldermen passed on first reading the rezoning request and set a public hearing for November 14, 2017.

The applicant requested to rezone 60 acres of a 166-acre tract of land located on Tom Anderson Road (Map 132 Parcel 006.09) from D1 – Low Intensity zoning to D3 – High Intensity zoning. The D3 zone is “intended for higher density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development” (LDO 1.2.7), which permits a density of three units per acre with minimum lot widths of 50 feet for single-family and 20 feet for townhomes. The land immediately west lies within the D3 zone is developed as The Fields of Canterbury neighborhood. The intent of the rezone is to permit a density and development standards that are consistent with the neighborhood thereby allowing additional phases to be constructed. The proposed rezoning of this land to D3 would be consistent with the existing zoning within this neighborhood. Any development will be required to comply with the requirements set forth with the Town's Land Development Ordinance and is not anticipated to have a negative impact on the surrounding community.

Residential subdivisions as proposed within the D3 zone would permit single family, duplex and townhome housing which is consistent with Land Use Element Goal 2, Policy 2.2 of the Town's General Plan which states to “provide opportunities for a mix of housing” and Housing Element Goal 1 to “provide opportunities for a range of housing units that meet a wide variety of income levels.”

Recommendation

Based on the findings of consistency with the Town's General Plan and that the proposed amendment to the zoning will not have a deleterious effect on the community, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-012 to amend the zoning map to rezone 60 acres of land (portion of Map 132, Parcel 006.09) from the D1 zone to the D3 zone. The Planning Commission also recommends that the remaining 106 acres be rezoned from D1 to the T1 zoning district.

Attachments

Ordinance 2017-012
Exhibit A – Zoning Map

ORDINANCE NO. 2017-012

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 60 ACRES SOUTHWEST OF TOM ANDERSON ROAD (PORTION OF COUNTY TAX MAP 132 PARCEL 006.09) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D3 (HIGH INTENSITY RESIDENTIAL) AND TO REZONE THE REMAINING 106 ACRES FROM D1 TO THE T1 ZONE.

WHEREAS, the property owner has requested that 60 acres of a 166-acre tract of land located southwest of Tom Anderson Road be rezoned from D1 (Low Intensity Residential) to D3 (High Intensity Residential); and

WHEREAS, the Town Planning Commission has reviewed the request to rezone the above described 60 acres from D1 to D3, leaving the remaining 106 acres undeveloped and to be rezoned T1, and based on the project's consistency with the Town's General Plan, its goals and policies, has recommended this amendment to the Town's Zoning Map;

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

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

Section 1. That the Zoning Map of the Town of Thompson's Station, Tennessee is hereby amended by rezoning 60 acres of land located at Tom Anderson Road from D1 (Low Intensity Residential) to D3 (High Intensity Residential) and the remaining 106 acres to T1 as specifically shown on the map attached hereto and incorporated herein by reference as Exhibit A.

Section 2. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it. This ordinance repeals all prior conflicting ordinances.

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: October 10, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the ___ day of _____, 2017, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 22nd day of October, 2017.

Recommended for approval by the Planning Commission on the 26th day of September, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

Rezone 2017-004

Exhibit A

Ord 2017-012

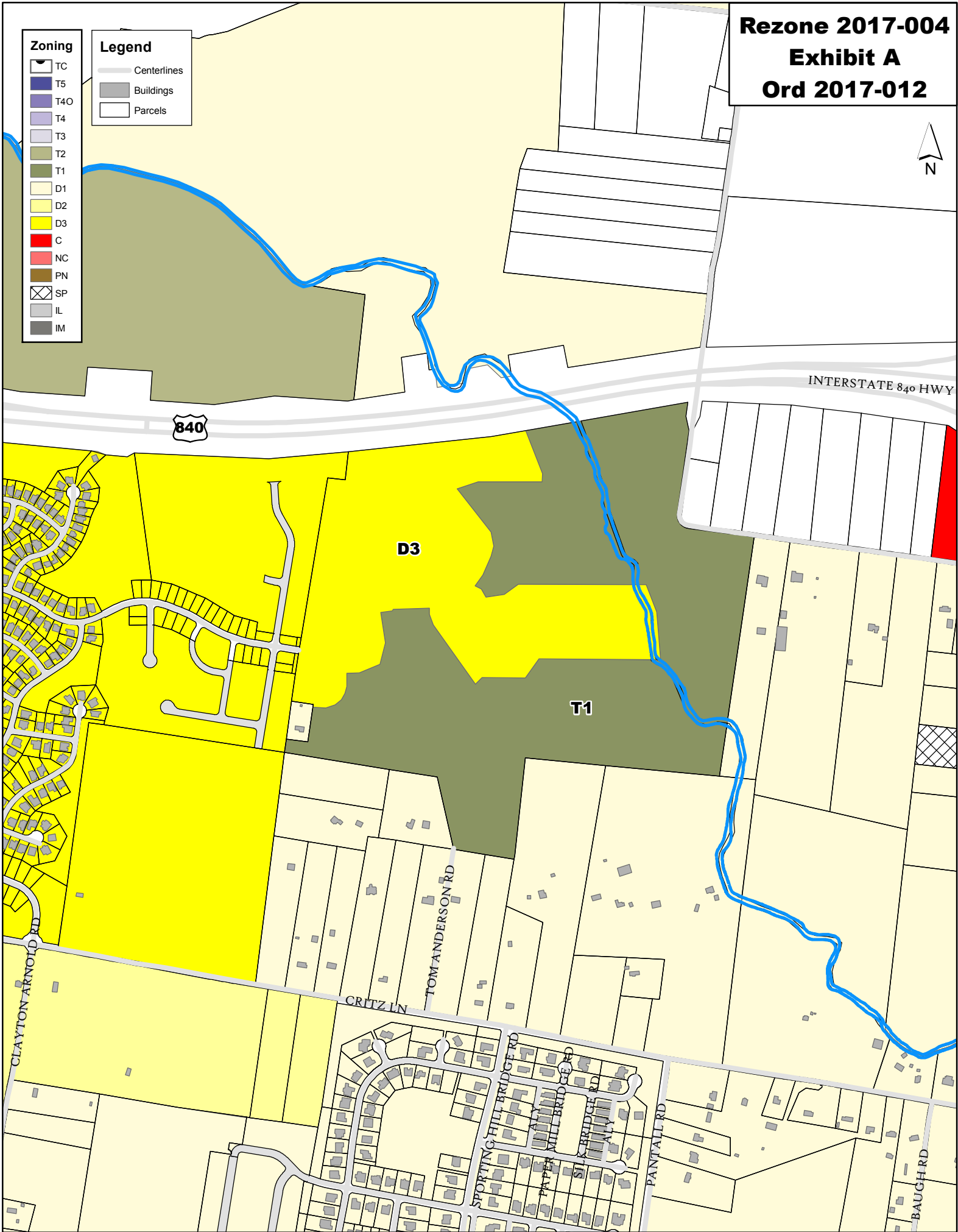


Zoning

- TC
- T5
- T4O
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- C
- NC
- PN
- SP
- IL
- IM

Legend

- Centerlines
- Buildings
- Parcels





MEMO

DATE: November 7, 2017

TO: Board of Mayor and Aldermen

FROM: Wendy Deats, Town Planner

SUBJECT: Request to amend the Town's zoning map to rezone 140.1 acres from D1 to D2 along Sedberry Road.

On September 26, 2017, the Planning Commission reviewed the request for the rezoning of 140.1 acres along Sedberry Road to D2 zoning. Upon review of the request, the Planning Commission recommended that based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community to rezone 140.1 acres from the D1 zone to the D2 zone. The Planning Commission, after further consideration, recommended the areas designated as drip fields be rezoned to the T1 zoning district to protect the rural character.

On October 10, 2017, the Board of Mayor and Aldermen passed on first reading the rezoning request and set a public hearing for November 14, 2017.

The applicant requested rezoning of 140.1 acres (portion of Map 131, Parcel 007.01) on the north side of State Route 840 currently zoned D1 – Low Intensity to D2 – Medium Intensity. The D2 zone is “intended for low density residential development where urban service and facilities, including public sewer, are provided or where the extension of such services and facilities will be physically and economically facilitated” (LDO 1.2.7), which permits a density of one and a half units per acre with minimum lots widths of 65 feet. Development of the land will comply with the standards set forth within the Town's Land Development Ordinance which include 45% of the land to be platted as open space. Therefore, compliance with the regulations will work to ensure that any future development will not have a deleterious effect on the community.

The D2 zone would permit another housing product and lot size on the west side of town which is consistent with Land Use Element Goal 2, Policy 2.2 of the Town's General Plan which states to “provide opportunities for a mix of housing” and Housing Element Goal 1 to “provide opportunities for a range of housing units that meet a wide variety of income levels.” The west side of town is predominantly developed with agricultural uses and single-family housing on larger lots. This zone would permit single-family or duplexes with smaller lot sizes to meet a different range of needs on the west side of town. Therefore, Staff finds that rezoning the land to D2 is consistent with General Plan goals and policies related to land use and housing.

Recommendation

Based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-013 to amend the zoning map to rezone 140.1 acres (Map 131, Parcel 007.01) from the D1 zone to the D2 zone. The Planning Commission also recommends that the 65.12 acres of land set aside for drip fields be rezoned to the T1 zone to permanently preserve the land.

Attachments

Ordinance 2017-013
Exhibit A – Zoning Map

ORDINANCE NO. 2017-013

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 140.1 ACRES LOCATED AT 1824 SEDBERRY ROAD (PORTION OF COUNTY TAX MAP 131 PARCEL 007.01) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D2 (MEDIUM INTENSITY RESIDENTIAL) AND TO REZONE 65.12 ACRES (PORTION OF COUNTY TAX MAP 131 PARCEL 007) FROM D1 TO T1.

WHEREAS, the property owner has requested that 140.1 acres of the property located at 1824 Sedberry Road be rezoned from D1 (Low Intensity Residential) to D2 (Medium Intensity Residential); and

WHEREAS, the Town Planning Commission, based on the project's consistency with the Town's General Plan, and its goals and policies to provide a range of housing options and determination that the rezone will not have a deleterious effect on the community, recommended this amendment to the Town's Zoning Map; and

WHEREAS, the Town's Planning Commission has determined that to preserve the rural characteristics of the area, the 65.12 areas of land designated as drip area on the southern parcel (Tax Map 131, parcel 007) shall be rezoned to T1 zoning in order to preserve this area from development; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the proposed amendment to the Zoning Map as recommended by the Planning Commission is consistent with the General Plan (and does not require a General Plan review), and will not have a deleterious effect on surrounding properties or the Town as a whole.

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

Section 1. That the Zoning Map of the Town of Thompson's Station, Tennessee is hereby amended by rezoning 140.1 acres of land located at 1824 Sedberry Road from D1 (Low Intensity Residential) to D2 (Medium Intensity Residential) and 65.12 acres of land located along Sedberry Road, south of State Route 840, shall be rezoned from D1 to T1 as specifically shown on the map attached hereto and incorporated herein by reference as Exhibit A.

Section 2. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it. This ordinance repeals all prior conflicting ordinances.

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: October 10, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the ___ day of _____, 2017, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 22nd day of October, 2017.

Recommended for approval by the Planning Commission on the 26th day of September, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

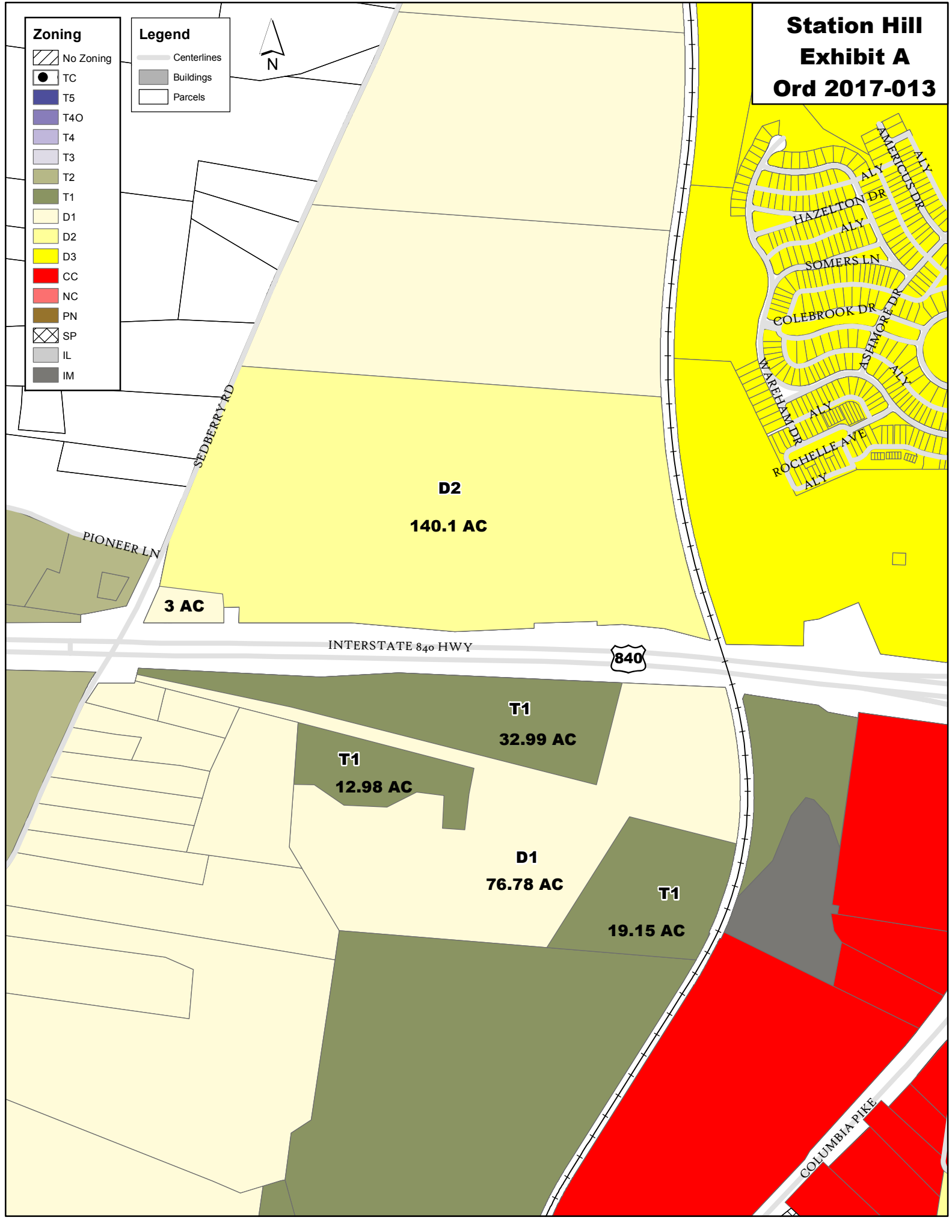
Station Hill Exhibit A Ord 2017-013

Zoning

- No Zoning
- TC
- T5
- T40
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- CC
- NC
- PN
- SP
- IL
- IM

Legend

- Centerlines
- Buildings
- Parcels





MEMO

DATE: November 8, 2017
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: Amendments to the Land Development Ordinance (LDO).

On September 26, 2017, the Planning Commission reviewed the proposed amendments and after discussion recommended the amendments to the Board of Mayor and Aldermen. On October 10, 2017, the Board of Mayor and Aldermen passed on first reading the following amendments:

Section 1.2.7 Use districts (page 4).

iii. The D3 High Intensity Residential (D3) zoning district is intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development. ~~This district may permit for the development of multi-family units.~~

Table 2.2 (Transportation Adjacency Column)

Village - should be located along a principal arterial and within 2 miles of junctions between a principal arterial or freeway.

Residential Subdivision – should be within ½ mile of a collector road, arterial or freeway.

Table 2.3 Community Types, Areas and Civic Space (page 25).

(4) Residential subdivisions shall have 45% of the land permanently preserved and platted as open space. A zone change to T1 is not required for the platting of the open space.

Table 4.3 Transect Zone Non-Residential Uses (page 77).

Add playgrounds and community gardens as permitted within the T1 zone.

Recommendation

Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-014 to amend the Town's Land Development Ordinance to modify these sections.

Attachments

Ordinance 2017-014

ORDINANCE NO. 2017-014

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE REGARDING THE D3 ZONE USE TABLE, CRITERIA FOR VILLAGES AND RESIDENTIAL SUBDIVISIONS AND PERMITTED USES WITHIN T1 ZONES

WHEREAS, Town Staff is recommending several changes to the text of the Town's Land Development Ordinance ("LDO") as follows:

Section 1.2.7 Use districts.

iii. The D3 High Intensity Residential (D3) zoning district is intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development. ~~This district may permit for the development of multi-family units.~~

Table 2.2 Community Types, Criteria

Transportation Adjacency

Village - should be located along a principal arterial and within 2 miles of junctions between a principal arterial or freeway.

Residential Subdivision – should be within ½ mile of a collector road, arterial or freeway.

Table 2.3 Community Types, Areas and Civic Space.

(4) Residential subdivisions shall have 45% of the land permanently preserved and platted as open space. A zone change to T1 is not required for the platting of the open space.

Table 4.3 Transect Zone Non-Residential Uses.

Add playgrounds and community gardens as permitted within the T1 zone.

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

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

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

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: October 10, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2017, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 22nd day of October, 2017.

Recommended for approval by the Planning Commission on the 26th day of September, 2016.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

EXHIBIT "A"

That **Section 1.2.7 Use Districts** (p. 4) be amended by deleting the last sentence of subsection iii to read as follows:

The D3 High Intensity Residential (D3) zoning district is intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development.

That **Table 2.2 Community Types, Criteria** (p. 25) be amended as follows:

For Villages, under the "Transportation Adjacency" column the current language should be deleted in its entirety and replaced with "Should be located along a principal arterial and within 2 miles of junctions between a principal arterial or freeway."

For Residential Subdivisions, under the "Transportation Adjacency" column the current language should be deleted in its entirety and replaced with "Should be located within ½ mile of a collector road, arterial or freeway."

That **Table 2.3 Community Types, Areas and Civic Spaces** (p. 25) be amended by adding the following note under the table:

(4) Residential subdivisions shall have 45% of the land permanently preserved and platted as open space. A zone change to T1 is not required for the platting of the open space.

That **Table 4.3 Transect Zone, Non-Residential Uses** (p. 77) be amended so that Playground and Community Garden uses, under the T1 column, they shall permitted ("P").

**Thompson's Station Board of Mayor and Aldermen
Staff Report – (File: Zone Amend 2017-006)
November 14, 2017
Land Development Ordinance Amendments**

PROJECT DESCRIPTION

A request from Alderman Shepard to amend the Land Development Ordinance.

BACKGROUND

In January 2017, the Planning Commission reviewed a request submitted by Aldermen Shepard to revise the Land Development Ordinance. Work sessions to discuss the revisions were held in April and May and the request was considered in August and September and another work session was held in October.

On October 24, 2017, the Planning Commission once again considered the request and made the following recommendations to the Board of Mayor and Aldermen:

Section 1.1 Intent. Include the following statements:

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.

Section 1.2.3 The Community. Incorporate the following change:

- e. Within neighborhoods, a **balanced** range of housing types should be provided to accommodate diverse ages and incomes.

Section 1.2.8 Subdivision Regulations. Incorporate the following change:

- a. That future growth and development in the Town should be performed in an orderly, **balanced**, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

Section 4.1.1 Intent.

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

RECOMMENDATION

Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

ADDITIONAL AMENDMENT

The Planning Commission motion to recommend the following amendment failed therefore, no recommendation is provided to the Board of Mayor and Aldermen on the inclusion of this proposed section:

Section 4.1.2 Minimum Number Of Single-Family Detached Dwelling Units (Page 72). This is a proposed new section which would include the addition of language to specify a set percentage requirement for single family housing throughout the Town (excluding the G3 sector) as follows:

The total minimum number of non-modular single-family detached units in all zoning districts throughout the Town of Thompson's Station, excluding the "Town Center" G3 Targeted Growth Sector, shall not be less than 75% of the total number of dwelling units within the Town of Thompson's Station.

Staff comments regarding this amendment are as follows:

Recommending a minimum percentage of a single type of housing throughout the Town (excluding the G3 sector) does not meet goals and policies in the General Plan to provide for "a mix of housing and commercial throughout the Town to accommodate a range of needs" (General Plan Goal 2, Policy 2.1). Instead, the Town's zoning districts are in place to regulate the type and density of housing. Zoning identifies permitted housing types within each designation and also contains a set of standards, which include lot sizes and other standards which consider what is appropriate for each zone. The variety of zoning districts promotes a mix of housing while preserving and protecting rural areas of the Town and permitting more density and housing types in certain areas. Therefore, it is appropriate for the types of housing be specified by zoning and developed in accordance with allowable standards without establishing a percentage minimum for one housing type.

Attachments

Ordinance 2017-015

ORDINANCE NO. 2017-015

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.1 (INTENT), SECTION 1.2.3 (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (INTENT) WITHIN THE LAND DEVELOPMENT ORDINANCE

WHEREAS, several changes were recommended to the text of the Town's Land Development Ordinance ("LDO"); and

WHEREAS, the Planning Commission has reviewed these proposed changes and recommends that the Board of Mayor and Aldermen adopt the following amendments:

Section 1.1 Intent

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.

Section 1.2.3. The Community

- e. Within neighborhoods, a balanced range of housing types should be provided to accommodate diverse ages and incomes.

Section 1.2.8 Subdivision Regulations

- a. That future growth and development in the Town should be performed in an orderly, balanced, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

Section 4.1.1. Intent

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

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

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

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading:

Passed Second Reading: _____

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

Recommended for approval by the Planning Commission on the 24th day of October, 2016.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

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



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

MEMO

DATE: November 8, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Lutheran Church Property Wastewater Request

The Town has received a wastewater request for a residential subdivision located south of Thompson's Station Road East off of Columbia Pike. The request is to deviate from the Town's "system of choice" and construct an onsite sequencing batch reactor plant manufactured by Aqua Aerobics, Inc.

The ability of the Board to consider the request falls under the Town's Water and Sewers ordinance which states the following:

18-106. Ownership. All of the components of the wastewater reclamation and reuse system, including the collection system, shall be dedicated, owned and operated by the Town of Thompson's Station or a designated agent.

18-130. Applicability. The Town has selected deep cell, long duration aerated lagoon treatment followed by irrigation as its wastewater reclamation and reuse system of choice. Use of systems other than the above will not be prohibited, but will be considered when a developer shows that the use of the system of choice will cause an economic hardship. If a developer proposes to use other wastewater treatment processes, they shall prepare a detailed written explanation containing both technical, and capital and operating cost evaluations justifying its use. Final approval of all systems shall lie with the mayor and board of aldermen of the town.

The request includes cost estimates for the construction of both a deep cell lagoon and the proposed SBR system. The biggest difference being the necessary land for the treatment system (SBR 0.5 acres, Lagoon 10 acres). The preliminary concept plan shows approximately 12.38 acres for drip/spray fields which will have to be verified through the preliminary engineering process when submitted to the Tennessee Department of Environment and Conservation (TDEC) for the State Operating Permit (SOP) request. The acreage shown would accommodate the proposed treatment capacity for the development (100,000 gpd minimum).

Aqua Aerobics is a well known name in the wastewater industry and has been researched by the Town in the past during similar wastewater requests. Staff is comfortable with the requested technology and, if BOMA agrees, recommends allowing the applicant to proceed with developing a preliminary engineering report for staff review and submittal to TDEC. Once the SOP is received, the applicant will be able to prepare full engineering documents and will have to appear before the BOMA again for final approval prior to construction. If constructed, the plant will be owned and operated by the Town.

BOMA Action:

Approve the selected technology and allow for the submittal of a State Operating Permit.

WESTERMAN ENGINEERING, LLC

Consulting Engineering

680 Tucker Road
Dickson, Tennessee 37055
Telephone: 615-375-6054

Website: WESTENGR.COM

NEAL WESTERMAN, P.E.

November 3, 2017

Mr. Joe Consentini
Town Administrator
P. O. Box 100
Thompson's Station TN 37179

**Re: Lutheran Church Site
Proposed Development
Alternative Sewer System**

Dear Mr. Consentini,

I herein request to be placed on the agenda for the November meeting of the Board of Mayor and Alderman to present an alternative sewer treatment system for the Residential Subdivision at the above referenced site.

The system to be presented is a sequencing batch reactor (SBR) manufactured by Aqua Aerobics, Inc. These systems have been constructed in Tennessee, with some existing for 20+ years. The system is capable of meeting nutrient limits, where required, although drip irrigation disposal of effluent does not require that level of treatment. An SBR will fit on a much smaller foot print than a deep cell lagoon and adapts to varying terrains.

The SBR will require 0.5 acre to construct and terrain can be sloping or level. Attached you will find the Preliminary Design Calculations and O & M estimate for the SBR proposed from the manufacturer Aqua Aerobics, The SBR treatment system does not have the land buffer requirements of an Aerated Lagoon and therefore can be easier located on the site. A preliminary cost estimate is also enclosed for an SBR treatment plant including the value of the land. Estimated power costs for the SBR is less than \$20,000 per year.

Enclosed please find an excerpt from Chapter 9 of the TDEC design Criteria indicating the buffer requirements and location per the prevailing wind for an aerated lagoon or pond. Please note the requirement to place an aerated lagoon or pond 300 feet from adjacent property lines and 1000 feet from residential structures. It also recommends that a lagoon be placed where the prevailing wind will be in the direction of uninhabited areas. For a regional plant this requirement can be met by careful site selection. For a small treatment plant serving a single subdivision the condition cannot be met. An aerated lagoon such as exists in Thompson's Station requires much more

aeration power to keep the lagoon mixed and reduce odors than an SBR. Seasonal turnovers are still a possibility in an aerated lagoon. The aerated lagoon system for this property will require nearly 10 acres not including buffers. Estimated power cost for a partial mix lagoon is approximately \$42,000 per year and a complete mix is \$105,000 per year. The Shaffer lagoon should be somewhere within this range. Land required for the lagoon is 7-10 acres depending on terrain, plus buffers as required by TDEC. A preliminary cost estimate is attached.

Attached you find a brochure for an Aqua Aerobic AquaCAM-D, which is the proposed technology.

Thanks you for your consideration

WESTERMAN ENGINEERING, LLC



Neal Westerman, P. E.
neal@westengr.com



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

Process Design Report

THOMPSONS STATION TN

Design# 149787

Option: Preliminary SBR Design (AquaCAMD)

AquaCAM-D®

Combination

Aerator/Mixer/Decanter



November 1, 2017

Designed By: Mike Nora

Design Notes

Pre-SBR

- Elevated concentration of Hydrogen Sulfide can be detrimental to both civil and mechanical structures. If anaerobic conditions exist in the collection system, steps should be taken to eliminate Hydrogen Sulfide prior to the treatment system.
- Neutralization is recommended/required ahead of the SBR if the pH is expected to fall outside of 6.5-8.5 for significant durations.
- Coarse solids removal/reduction is recommended prior to the SBR.
- Flow equalization is required ahead of the SBR to provide interruption of flow during the non-fill phases (React, Settle and Decant).

SBR

- The maximum flow, as shown on the design, has been assumed as a hydraulic maximum and does not represent an additional organic load.
- The decanter performance is based upon a free-air discharge following the valve and immediately adjacent to the basin. Actual decanter performance depends upon the complete installation including specific liquid and piping elevations and any associated field piping losses to the final point of discharge. Modification of the high water level, low water level, centerline of discharge, and / or cycle structure may be required to achieve discharge of full batch volume based on actual site installation specifics.

Aeration

- The aeration system has been designed to provide 1.25 lbs. O₂/lb. BOD₅ applied and 4.6 lbs. O₂/lb. TKN applied at the design average loading conditions.
- No oxygen credits have been taken with respect to carbon stabilization through denitrification or nitrogen uptake as a nutrient.

Digester

- Supernatant withdraw is to be provided by others.

Process/Site

- The anticipated effluent TN requirement is predicated upon an influent waste temperature of 10° C or greater. While lower temperatures may be acceptable for a short-term duration, nitrification below 10° C can be unpredictable, requiring special operator attention.
- Sufficient alkalinity is required for nitrification, as approximately 7.1 mg alkalinity (as CaCO₃) is required for every mg of NH₃-N nitrified. If the raw water alkalinity cannot support this consumption, while maintaining a residual concentration of 50 mg/l, supplemental alkalinity shall be provided (by others).
- The maximum flow has been assumed to be equal to the average flow.

Post-SBR

- Effluent flow equalization follows the AquaSBR process.
- Provisions should be made for a post-equalization basin overflow. (by others)

Equipment

- The basin dimensions reported on the design have been assumed based upon the required volumes and assumed basin geometry. Actual basin geometry may be circular, square, rectangular or sloped with construction materials including concrete, steel or earthen.
- Rectangular or sloped basin construction with length to width ratios greater than 1.5:1 may require alterations in the equipment recommendation.
- The basins are not included and shall be provided by others.
- Influent is assumed to enter the reactor above the waterline, located appropriately to avoid proximity to the decanter, splashing or direct discharge in the immediate vicinity of other equipment.
- If the influent is to be located submerged below the waterline, adequate hydraulic capacity shall be made in the headworks to prevent backflow from one reactor to the other during transition of influent.
- A minimum freeboard of 2.0 ft is recommended for the AquaCAM-D
- A minimum freeboard of 3.0 ft is recommended for Aqua-Jet aeration.
- Scope of supply includes freight, installation supervision and start-up services.
- The control panel does not include motor starters or VFDs, which should be provided in a separate MCC (by others).
- Aqua-Aerobic Systems, Inc. is familiar with various "Buy American" Acts (i.e. AIS, ARRA, Federal FAR 52.225, EXIM Bank, USAid, PA Steel Products Act, etc.). As the project develops Aqua-Aerobic Systems can work with you to ensure full compliance of our goods with various Buy American provisions if they are applicable/required for the project. When applicable, please provide us with the specifics of the project's "Buy American" provisions.

AquaSBR - Sequencing Batch Reactor - Design Summary

DESIGN INFLUENT CONDITIONS

Avg. Design Flow = 0.1 MGD = 379 m3/day
 Max Design Flow = 0.1 MGD = 379 m3/day

DESIGN PARAMETERS	Influent	mg/l	Effluent			
			Required	<= mg/l	Anticipated	<= mg/l
Bio/Chem Oxygen Demand:	BOD5	250	BOD5	30	BOD5	30
Total Suspended Solids:	TSS	250	TSS	30	TSS	30
Total Kjeldahl Nitrogen:	TKN	40	--	--	--	--
Total Nitrogen:	--	--	TN	10	TN	10

SITE CONDITIONS

	Maximum		Minimum		Design		Elevation (MSL)
Ambient Air Temperatures:	85 F	29.4 C	30 F	-1.1 C	85 F	29.4 C	801 ft
Influent Waste Temperatures:	72 F	22.0 C	54 F	12.0 C	72 F	22.0 C	244.1 m

SBR BASIN DESIGN VALUES

	Water Depth			Basin Vol./Basin		
No./Basin Geometry:	= 2 Rectangular Basin(s)	Min	= 13.5 ft = (4.1 m)	Min	= 0.038 MG	= (145.1 m ³)
Freeboard:	= 2.0 ft = (0.6 m)	Avg	= 17.0 ft = (5.2 m)	Avg	= 0.048 MG	= (182.9 m ³)
Length of Basin:	= 20.0 ft = (6.1 m)	Max	= 17.0 ft = (5.2 m)	Max	= 0.048 MG	= (182.9 m ³)
Width of Basin:	= 19.0 ft = (5.8 m)					

Number of Cycles: = 5 per Day/Basin (advances cycles beyond MDF)

Cycle Duration: = 4.8 Hours/Cycle

Food/Mass (F/M) ratio: = 0.072 lbs. BOD5/lb. MLSS-Day

MLSS Concentration: = 4500 mg/l @ Min. Water Depth

Hydraulic Retention Time: = 0.966 Days @ Avg. Water Depth

Solids Retention Time: = 16.1 Days

Est. Net Sludge Yield: = 0.737 lbs. WAS/lb. BOD5

Est. Dry Solids Produced: = 153.6 lbs. WAS/Day = (69.7 kg/Day)

Est. Solids Flow Rate: = 40 GPM (1842 GAL/Day) = (7.0 m³/Day)

Decant Flow Rate @ MDF: = 192.0 GPM (as avg. from high to low water level) = (12.1 l/sec)

LWL to CenterLine Discharge: = 1.0 ft = (0.3 m)

Lbs. O2/lb. BOD5 = 1.25

Lbs. O2/lb. TKN = 4.60

Actual Oxygen Required: = 414 lbs./Day = (187.8 kg/Day)

Avg. Power Required: = 563.3 KW-Hrs/Day

Post-Equalization - Design Summary

POST-SBR EQUALIZATION DESIGN PARAMETERS

Avg. Daily Flow (ADF):	= 0.1 MGD	= (379 m ³ /day)
Max. Daily Flow (MDF):	= 0.1 MGD	= (379 m ³ /day)
Decant Flow Rate from (Qd):	= 192 gpm	= (0.7 m ³ /M)
Decant Duration (Td):	= 52 min	
Number Decants/Day:	= 10	
Time Between Start of Decants:	= 144 min	

POST-SBR EQUALIZATION VOLUME DETERMINATION

The volume required for equalization/storage shall be provided between the high and the low water levels of the basin(s). This Storage Volume (Vs) has been determined by the following:

$$V_s = [(Q_d - (MDF \times 694.4)) \times T_d] = 6,373 \text{ gal} = (852.0 \text{ ft}^3) = (24.1 \text{ m}^3)$$

The volumes determined in this summary reflect the minimum volumes necessary to achieve the desired results based upon the input provided to Aqua. If other hydraulic conditions exist that are not mentioned in this design summary or associated design notes, additional volume may be warranted.

Based upon liquid level inputs from each SBR reactor prior to decant, the rate of discharge from the Post-SBR Equalization basin shall be pre-determined to establish the proper number of pumps to be operated (or the correct valve position in the case of gravity flow). Level indication in the Post-SBR Equalization basin(s) shall override equipment operation.

POST-SBR EQUALIZATION BASIN DESIGN VALUES

No./Basin Geometry:	= 1 Rectangular Basin(s)			
Length of Basin:	= 19.0 ft	= (5.8 m)		
Width of Basin:	= 15.0 ft	= (4.6 m)		
Min. Water Depth:	= 1.5 ft	= (0.5 m)	Min. Basin Vol. Basin:	= 3,197.7 gal = (12.1 m ³)
Max. Water Depth:	= 4.5 ft	= (1.4 m)	Max. Basin Vol. Basin:	= 9,570.6 gal = (36.2 m ³)

POST-SBR EQUALIZATION EQUIPMENT CRITERIA

Mixing Energy with Aerators:	= 15 HP/MG	= (3 W/m ³)
NPHP Provided:	= 1	= (0.7 kW)
Max. Flow Rate Required Basin:	= 69 gpm	= (0.263 m ³ /min)
Avg. Power Required:	= 24.3 kW-hr/day	

Aerobic Digester - Design Summary

AEROBIC DIGESTER DESIGN PARAMETERS

Sludge Flowrate to the Digester	= 1,842.5 gal/day	= (7.0 m ³ /day)
Inlet Sludge Concentration	= 1.00%	
Solids Loading to the Digester	= 153.7 lb/day	= (69.7 kg/day)
Inlet Volatile Solids Fraction	= 73.1%	

AEROBIC DIGESTER BASIN DESIGN VALUES

No./Basin Geometry:	= 1 Square Basin(s)			
Length of Basin:	= 21 ft	= (6.4 m)		
Width of Basin:	= 21 ft	= (6.4 m)		
Min. Water Depth:	= 6.3 ft	= (1.9 m)	Min. Basin Vol. Basin:	= 20,781.7 gal = (78.7 m ³)
Max. Water Depth:	= 9 ft	= (2.7 m)	Max. Basin Vol. Basin:	= 29,688.2 gal = (112.4 m ³)

AEROBIC DIGESTER PROCESS DESIGN PARAMETERS

Solids Retention Time:	= 32.2 days	
Digester Design Temperature:	= 22 C	
Volatile Solids Destruction:	= 41%	
Digester Solids Concentration:	= 2%	
Oxygen Supplied for Digestion:	= 2.00 lbs O ₂ per lb VSS Destroyed	
Oxygen Distribution Per Basin:	= 100.0%	
Actual Oxygen Required:	= 92.1 lb/day	= (41.8 kg/day)
Volatile Percentage After Digestion:	= 61.6%	
Estimated Dry Solids to be Removed:	= 107.6 lb/day	= (48.8 kg/day)
Volume of Solids to be Removed:	= 645.1 gal/day	= (2.44 m ³ /day)
Estimated Supernatant Volume:	= 8,906.4 gal/basin	= (33.71 m ³ /basin)
Assumed Supernatant Duration:	= 180 minutes	
Calculated Supernatant Flow:	= 49.5 gpm	= (3.1 l/sec)

1. The Volatile Solids Destruction listed above shall be used for determination of the oxygen demand during summer conditions. It should be noted that the actual VSS destruction will be dependant upon digester inlet condition, temperature, and operating conditions.
2. The Digester Solids Concentration is reflected as an average concentration, assuming the operations include frequent settling and supernating practices.

AEROBIC DIGESTER EQUIPMENT CRITERIA

Mixing Energy with Aerators:	= 140 HP/MG	= (27.58 W/m ³)
NPHP Provided:	= 5.0	= (3.7 kW)
Max. Flow Rate Required Basin:	= 40 gpm	= (0.151 m ³ /min)
Avg. Power Required:	= 82.38 kW-hr/day	

Equipment Summary

AquaSBR

Influent Valves

2 Influent Valve(s) will be provided as follows:

- 3 inch electrically operated plug valve(s).

Transfer Pumps/Valves

2 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

AquaCam-D

2 AQUACAM-D Assembly(ies) consisting of:

- 25 HP Aerator/Mixer/Decanter(s) with fiberglass floats, painted steel power section, and 304 stainless steel restrained mooring frame and weir.
- Aluminum band clamp heater integral to the decanter power section(s).
- 6 inch diameter decant hose assembly.
- 4" schedule 40 galvanized restrained mooring post(s) with base plate.
- #8 AWG four-conductor electrical service cable(s).
- #14 AWG ten-conductor electrical service cable(s).
- 6 inch electrically operated butterfly valve(s) with actuator.

Level Sensor Assemblies

2 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

2 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

Instrumentation

2 Dissolved Oxygen Assembly(ies) consisting of:

- Thermo Fisher RDO dissolved oxygen probe with electric cable. Probe includes stainless steel stationary bracket and retrievable pole probe mounting assembly. One (1) probe per basin.
- Thermo Fisher AV38 controller and display module(s).

AquaSBR: Post-Equalization

Transfer Pumps/Valves

2 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

Aerators

1 AquaJet Aerator(s) will be provided as follows:

- 1 HP Model FSS Aqua-Jet Aerator(s) including electrical cable.

Aerator Mooring

1 Aerator Restrained Mooring Assembly(ies) consisting of:

- Galvanized steel restrained mooring frame(s).
- #12 AWG-four conductor electrical service cable(s).
- Vinyl electrical cable float(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 4" Schedule 40 galvanized restrained mooring post(s) with base plate.

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

AquaSBR: Aerobic Digester

Transfer Pumps/Valves

1 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

Aerators

1 AquaJet Aerator(s) will be provided as follows:

- 5 HP Model FSS Aqua-Jet Aerator(s) including electrical cable.

Aerator Mooring

1 Aerator Restrained Mooring Assembly(ies) consisting of:

- Galvanized steel restrained mooring frame(s).
- #12 AWG-four conductor electrical service cable(s).
- Vinyl electrical cable float(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 4" Schedule 40 galvanized restrained mooring post(s) with base plate.
- Dewatering frame assembly(ies).

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).

- Float switch mounting bracket(s).
- Stainless steel anchors.

Controls

Controls wo/Starters

1 Controls Package(s) will be provided as follows:

- NEMA 12 panel enclosure suitable for indoor installation and constructed of painted steel.
- Fuse(s) and fuse block(s).
- Allen Bradley Compactlogix programmable controller.
- Operator interface(s).
- Remote Access Ethernet Modem.



**Estimated Operation & Maintenance Costs
for Thompsons Station, TN
Design No. 149787 dated 11-1-2017**

<u>Qty</u>	<u>Unit</u>	<u>Service Required</u>	<u>Cost/Unit</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>
2	SBR AquaCam-D	Motor grease: per year	\$ 4.00	\$ 8.00		
2	SBR AquaCam-D	Actuator,Capacitor,Limit Switch replacement /3 yrs	\$ 719.00		\$ 1,438.00	
2	SBR Sludge Pump	Repair kit	\$ 229.00			\$ 458.00
1	Digester Aqua-Jet Aerator	Motor grease: per year	\$ 4.00	\$ 4.00		
1	Digester Sludge Pump	Repair kit	\$ 229.00			\$ 229.00
1	Post-EQ Aqua-Jet Aerator	Motor grease: per year	\$ 4.00	\$ 4.00		
2	Post-EQ Transfer Pump	Repair kit	\$ 229.00			\$ 458.00
1	Controller	Replace Relays, Switches, Fuses /Year	\$ 50.00	\$ 50.00		
1	Controller	Replace Microprocessor Battery One/3 Years	\$ 26.00		\$ 26.00	

EQUIPMENT TOTALS:	1 Year	3 Year	5 Year
	\$ 66.00	\$ 1,464.00	\$ 1,145.00

Power Costs of all equipment as proposed: **

670 = Kilowatt hours/day

Estimated \$/kwhr \$ 0.08 \$ 19,564

Estimated General Operation & Maintenance***

23.5 = Man Hours/week for Process Testing

4 = Man Hours/week for General Plant Cleanup and Routine Maintenance

Notes

* Stand-by blower unit included in estimate for budget purposes. Maintenance costs of stand-by unit may be reduced based upon the actual hours of operation.

** This is based upon operation at 100% of design conditions.

***The values listed are for estimating purposes only. The actual amount of operator attention provided will be dependent upon local requirements and the size of the staff available for testing.

All estimates are based upon equipment maintenance and operation in accordance with the O & M instructions provided by Aqua-Aerobic Systems.

They are based on typical SBR Installations with a normal preventative maintenance schedule for the equipment. The actual maintenance man hours required for each project will vary depending upon site and climate conditions, which may alter the frequency of the maintenance schedule.

WESTERMAN ENGINEERING, LLC

Consulting Engineering
680 Tucker Road
Dickson, Tennessee 37055
Telephone: 615-375-6054

Website: WESTENGR.COM

NEAL WESTERMAN, P.E.

PEARL STREET PARTNERS
SEQUENCING BATCH REACTOR SEWER TREATMENT PLANT
PRELIMINARY COST ESTIMATE
10/31/2017

<u>DESCRIPTION</u>	<u>ESTIMATED COSTS</u>
CLEARING, FINISH GRADING AND SEEDING	\$ 7,500
EXCAVATION 3,500 CY @ \$ 5.00	17,500
MISCELLANEOUS METALS	25,000
WET WEATHER DETENTION TANK.	400,000
HEADWORKS	50,000
SBR EQUIPMENT	300,000
CONCRETE TANKS	300,000
YARD PIPING	50,000
ULTRAVIOLET DISINFECTION	30,000
INFLUENT FLOW METER & EFFLUENT METER	20,000
ELECTRICAL	225,000
DRIP IRRIGATION	200,000
FENCING	7,500
CONTRACTORS OVERHEAD AND PROFIT	<u>325,000</u>
TOTAL ESTIMATED CONSTRUCTION	\$ 1,957,500
ENGINEERING	196,000
INSPECTION	50,000
OTHER ENGINEERING	
SURVEYING & GEOLOGIC	10,000
LEGAL	500
TDEC REVIEW FEE	1,200
CONTINGENCY (5%)	<u>110,800</u>
TOTAL ESTIMATED PROJECT COSTS	\$ 2,326,000
LANT REQUIRED 0.5 ACRE @ \$50,00/ ACRE	\$ 25,000

9.3 Special Details

9.3.1 General

9.3.1.1 Location

a. Distance from Habitation

A pond site should be located as far as practicable from habitation or any area that may be built up within a reasonable future period, taking into consideration site specifics such as topography, prevailing winds, and forests. Buffer zones between the lagoon and residences or similar land use should be at least 300 feet to residential property lines, and 1000 feet to existing residence structures.

b. Prevailing Winds

If practical, ponds should be located so that local prevailing winds will be in the direction of uninhabited areas. Preference should be given to sites that will permit an unobstructed wind sweep across the length of the ponds in the direction of the local prevailing winds.

c. Surface Runoff

Location of ponds in watersheds receiving significant amounts of runoff water is discouraged unless adequate provisions are made to divert storm water around the ponds and protect pond embankments from erosion.

WESTERMAN ENGINEERING, LLC

Consulting Engineering
680 Tucker Road
Dickson, Tennessee 37055
Telephone: 615-375-6054

Website: WESTENGR.COM

NEAL WESTERMAN, P.E.

**PEARL STREET PARTNERS
LAGOON SEWER TREATMENT PLANT
PRELIMINARY COST ESTIMATE
10/31/2017**

<u>DESCRIPTION</u>	<u>ESTIMATED COSTS</u>
CLEARING, FINISH GRADING AND SEEDING	\$ 25,000
EXCAVATION 35,000 CY @ \$ 20.00	700,000
FILL FOR DIKES 15,000 CY @ \$ 8.00	120,000
LINER 27,000 SY @ \$ 8.00	216,000
HEADWORKS	150,000
BLOWERS	50,000
AERATION	50,000
YARD PIPING	40,000
CHLORINE BUILDING, CHLORINATOR, CONTACT BASIN, AND FILTER	120,000
INFLUENT FLOW METER & EFFLUENT METER	20,000
ELECTRICAL	150,000
DRIP IRRIGATION	200,000
FENCING	25,000
CONTRACTORS OVERHEAD AND PROFIT	368,200
TOTAL ESTIMATED CONSTRUCTION	\$ 2,234,200
ENGINEERING	223,000
INSPECTION	50,000
OTHER ENGINEERING	
SURVEYING & GEOLOGIC	10,000
LEGAL	500
TDEC REVIEW FEE	1,200
CONTINGENCY (5%)	126,100
TOTAL ESTIMATED PROJECT COSTS	\$ 2,645,000
LAND REQUIRED 10 ACRES @ \$50,000/ACRE	\$ 500,000



AQUA-AEROBIC SYSTEMS, INC.

AquaCAM-D[®]

COMBINATION AERATOR/MIXER/DECANTER

AquaCAM-D®

COMBINATION AERATOR/MIXER/DECANTER

The AquaCAM-D® is a combination aerator/mixer/decanter designed for use in sequencing batch reactor systems (SBRs), treating flows as low as a few thousand gallons per day up to 100,000 gallons per day. The unit independently aerates and mixes the reactor to achieve anaerobic, anoxic and aerobic environments, while offering subsurface decanting of the final effluent. These capabilities make the AquaCAM-D ideal for low level phosphorus and total nitrogen applications. The unit has proven performance in a variety of municipal and industrial applications for both pretreatment and secondary wastewater treatment.

Features and Advantages

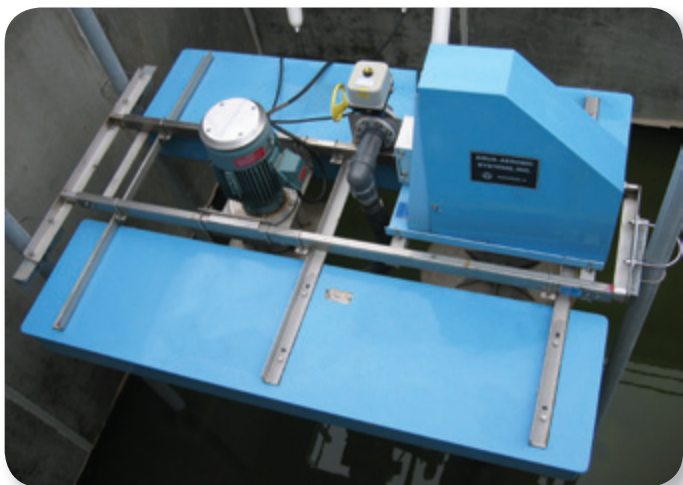
- Economical Enhanced Biological Nutrient Removal for Lower Flows
- Simple, Low Cost Installation
- Surface Accessible Components
- Proven Aqua-Aerobic Decanter
- Modular Design Promotes Easy Expansion
- Flexible Tank Options
- No Aeration Yard Piping or Blower Buildings
- Ideal for Cold Climates



Overview of the AquaCAM-D® unit in a SBR reactor.

Typical Applications

- Schools
- Residential Subdivisions
- Shopping Malls
- Parks, Camps, and Resorts
- Mobile Home Parks
- Nursing Homes
- Landfill Leachate
- Industrial Wastewater



Close-up view of the AquaCAM-D® system.

Operation Description

High velocity movement of water through the air induction volute creates a pressure differential. Atmospheric air is drawn into the volute through the air intake port and forcefully discharged into the basin, enhancing oxygen transfer. By opening the unit's electrically operated air valve, the Aqua CAM-D is operated as an aerator. Closing the air valve enables the unit to operate as a mixer, allowing for anoxic mixing during selected phases of the SBR cycle. Following the Settle phase of the SBR cycle, the submerged weir of the decanter opens and draws clear effluent from below the water surface. The AquaCAM-D is then ready to begin its next cycle of treatment.

Operation of the unit is controlled by a microprocessor with automatic level overrides to control the system during conditions of greater than peak flow.

Visit our website to learn more about the AquaCAM-D® system and our complete line of products and services.



SITE DATA

SITE AREA:	+/- 118.83 ACRES
ZONING:	D-3
SECTOR:	G1 & G2
PROPOSED COMMUNITY TYPE:	VILLAGE
VILLAGE DEVELOPMENT STANDARDS	
ZONING DISTRICTS - REQUIREMENTS	
T1 OR T2 (OPEN SPACE)	40% (47.53 AC)
T1 - AREA PROPOSED	52% (+/- 61.73 AC)
T3 (50' - 150' WIDE LOTS)	0% - 30% (0 - 35.65 AC)
T3 - AREA PROPOSED	15% (+/- 16.46 AC)
T4 (20' - 96' WIDE LOTS)	30% - 60% (35.65 - 71.30 AC)
*ALLEY REQUIRED	
T4 - AREA PROPOSED	45% (+/- 53.70 AC)
CIVIC SPACE	10% - 20% (11.88 - 23.77 AC)
*ALSO COUNTED TOWARDS T1/T2 REQUIREMENT	
CIVIC SPACE - AREA PROPOSED	10% (+/- 12.01 AC)

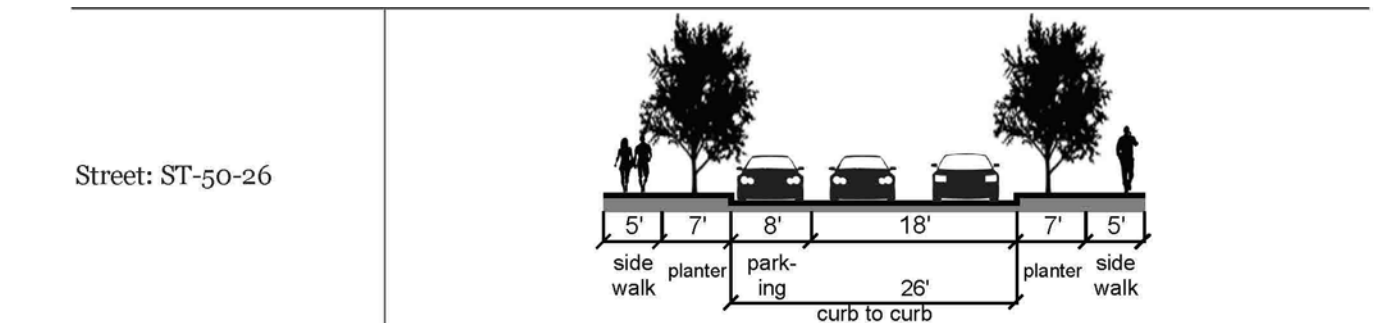
LOT BREAKDOWN

VILLAS	28' WIDTH	27 UNITS
TOWNHOMES	22' X 80'	124 UNITS
GARDEN LOTS	40' X 125'	19 UNITS
COTTAGE LOTS	54' X 125'	150 LOTS
TOTAL LOTS		320

LOT STANDARDS

T3 TRANSECT		
PRIMARY FRONTAGE	24' MAX.	
SECONDARY FRONTAGE	12' MIN.	
SIDE LOT LINE AGGREGATE	20' TOTAL	
REAR LOT LINE	20' MIN.	
T4 TRANSECT		
PRIMARY FRONTAGE	10'-20' MAX.	
SECONDARY FRONTAGE	8' MIN.	
SIDE LOT LINE AGGREGATE	0' OR 12' TOTAL MIN.	
REAR LOT LINE	5' MIN.	

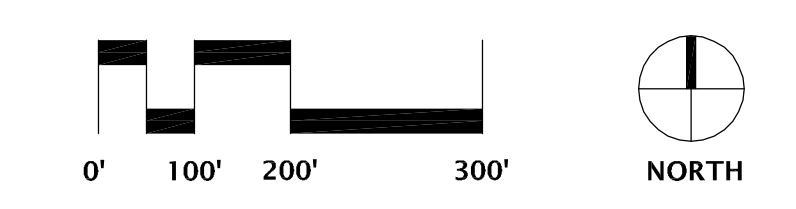
PROPOSED STREET SECTION



ROW Width	50 ft
Design Speed	20 mph
Design ADT	1,000 VPD
Curb-to-Curb Width	26 feet
Maximum Grade	10%
Minimum Curve Radius	100 feet
Curb Return Radius	15 feet
Clear Sight Distance	20' along local street from end of curb radius
Zoning Districts	T3, T4
Functional Classification	Local
Green Street Provisions	Pervious pavers and/or bioswales and/or inverted crown French drain

LEGEND

- 15% - 25% SLOPES
- 25% & GREATER SLOPES
- HILLTOP PROTECTION AREA
- 800' RADIUS FROM PEDESTRIAN SHED
- 1/4 MILE RADIUS FROM PEDESTRIAN SHED



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



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

MEMO

DATE: November 8, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Critz Lane Change Orders 1-3

The Town has received our first pay requests for the Critz Lane Realignment Project. The original contract was for \$567,405.95 with a per cubic yard cost of \$53.55 for removal and replacement of unsuitable base material. We anticipated that the soils were going to be bad through this area, but needed the contractors to start excavating before we would know how much material would need to be replaced. Change orders #1 (\$86,069.40) and #2 (\$89,528.00) are for this replacement material for a total of \$175,597.40. These amounts have been verified by the Town's third party geotechnical engineer. There will likely be one additional change order for this purpose once the remainder of the roadway reaches subgrade.

Change order #3 involves the waterline replacement and is why the project had to pause while we worked out a solution. HB&TS is replacing their existing 8" water line with a new 18" line that will parallel the new Critz Lane. Due to the realignment, the old 8" line needs to be removed from service before subgrade can be achieved on the new road. Water service can be maintained in the area without the 8" line, but fire flow protection would be reduced to below minimum levels in Canterbury. HB&TS has worked with our contractor to develop a temporary solution that will maintain fire flow and allow the road construction to continue. The solution is to install 500' of temporary waterline at a cost of \$60,715.52. This cost is the Town's burden as HB&TS could have installed their new line parallel to their old line without disruption of service had the roadway not been relocated.

With the three change orders, total construction costs have increased to \$803,718.87. Total project costs including right-of-way acquisition will be \$1,600,000.

BOMA Action:

Approve Resolution 2017-24 to accept and approve change orders with Parchman Construction Co. for the realignment of Critz Lane.

(Note: Town Staff is working with the Gary Family to acquire right-of-way for the realignment project and the redesign of Critz Lane. This will likely be accomplished through a property trade rather than a cash acquisition. Details will be presented when they are finalized.)

RESOLUTION NO. 2017-024

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
TO APPROVE CHANGE ORDERS WITH PARCHMAN CONSTRUCTION CO., INC.
FOR THE REALIGNMENT OF CRITZ LANE PROJECT**

WHEREAS, the Town has publicly advertised and solicited bids for a project known as the Critz Lane Re-Alignment Project (the "Project"); and

WHEREAS, the Board of Mayor and Aldermen awarded the contract for the Project to Parchman Construction Co., Inc.; and

WHEREAS, in the course of performing the work on the Project it has been determined that certain modifications to the scope of work are necessary, including the installation of a temporary water line and necessary fill material for the road base. The contractor has requested the change orders attached to this resolution to complete the Project as modified; and

WHEREAS, the Town Engineer and/or Town Administrator has recommended the approval of these change orders.

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

That the three (3) change orders submitted by Parchman Construction Co., Inc. in the amounts of \$86,069.40, \$89,528.00 and \$60,715.82 attached hereto are hereby approved.

RESOLVED AND ADOPTED this _____ day of November 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702

TO: **TOWN OF THOMPSON STATION**
PO BOX 100
Thompson's Station, TN 37179

APPLICATION NO: **1**
 PERIOD FROM: **8/1/2017**
 PERIOD TO: **9/30/2017**

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (SUB-CONTRACTOR): **Parchman Construction Co., Inc.**
695 Hwy 149 East
Cumberland City, TN 37050
 CONTRACT FOR: **CRITZ LANE REALIGNMENT**

PROJECT NO:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change orders approved in previous months by Owner TOTAL	ADDITIONS	DEDUCTIONS
Approved this Month		
Number	Date Approved	
1		\$ 86,069.40
TOTALS		\$ 86,069.40
Net change by Change Orders		\$ 86,069.40

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]* Date: 10/05/17

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 567,405.95
2. Net change by Change Orders	\$ 86,069.40
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$ 653,475.35
4. TOTAL COMPLETED & STORED TO DATE	\$ 148,838.38

(Column G on G703)

5. RETAINAGE:

- a. 5% of Completed Work _____
 (Column D+E on G703) +
 - b. 5% of Stored Material _____
 (Column F on G703)
- Total Retainage (Line 5a+5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE	\$ 148,838.38
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(Line 4 less Line 5 Total)

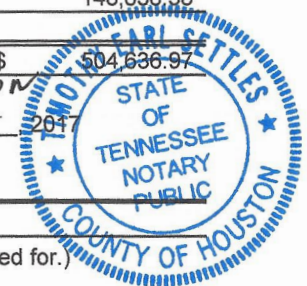
7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate) \$ -

8. CURRENT PAYMENT DUE \$ **148,838.38**

9. BALANCE TO FINISH, PLUS RETAINAGE
 (Line 3 less Line 6) \$ **504,636.97**

State of: **TENNESSEE** County of: **Houston**
 Subscribed and sworn to before me this 5th day of Oct, 2017
 Notary Public: *[Signature]*
 My Commission Expires: 1/26/2021



AMOUNT CERTIFIED _____
 (Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NO: 1

In tabulations below, amounts are stated to the nearest dollar.

9/30/2017
Page 1 of 1

Use Column I on Contracts where variable retainage for line items may apply.

CONTRACT DATE:

A ITEM NO.	B DESCRIPTION OF WORK	C Amt	D WORK COMPLETED					E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT	G TOTAL COMPLETED AND STORED TO	H % ('G'/ 'C')	I BALANCE TO FINISH ('C'- 'G')	
			QTY	Unit Price	SCHEDULED VALUE	FROM PREVIOUS	QTY This Period						
	Mobilize and Traffic Control	LS	1	\$ 30,651.95	\$ 30,651.95			0.3	\$ 9,195.59	\$ 9,195.59	30.00%	\$ 21,456.37	
	Site Preparation (Clearing and Grubbing and Topsoil)	LS	1	\$ 38,766.85	\$ 38,766.85			0.6	\$ 23,260.11	\$ 23,260.11	60.00%	\$ 15,506.74	
	Obliterate and Scarify Existing Critz Lane	LS	1	\$ 54,684.62	\$ 54,684.62				\$ -	\$ -	0.00%	\$ 54,684.62	
	Earthwork and Grading	LS	1	\$ 131,696.22	\$ 131,696.23			0.3	\$ 39,508.87	\$ 39,508.87	30.00%	\$ 92,187.36	
	Aggregate Base and Paving	LS	1	\$ 273,595.39	\$ 273,595.39				\$ -	\$ -	0.00%	\$ 273,595.39	
	Private Drives	LS	1	\$ 7,353.00	\$ 7,353.00				\$ -	\$ -	0.00%	\$ 7,353.00	
	Pavement Markings	LS	1	\$ 4,134.20	\$ 4,134.20				\$ -	\$ -	0.00%	\$ 4,134.20	
	Storm Drainage	LS	1	\$ 14,901.95	\$ 14,901.95				\$ -	\$ -	0.00%	\$ 14,901.95	
	Erosion and Sediment Control	LS	1	\$ 11,621.76	\$ 11,621.76				\$ -	\$ -	0.00%	\$ 11,621.76	
	UNDERCUT	LF	444	\$ 193.85	\$ 86,069.40			444	\$ 86,069.40	\$ 86,069.40		\$ -	
TOTALS					\$ 653,475.35				\$148,838.38	\$0.00	\$148,838.38	60.00%	\$495,441.39

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702

TO: **TOWN OF THOMPSON STATION**
PO BOX 100
Thompson's Station, TN 37179

APPLICATION NO: **2**
 PERIOD FROM: **10/1/2017**
 PERIOD TO: **10/31/2017**

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (SUB-CONTRACTOR): **Parchman Construction Co., Inc.**
695 Hwy 149 East
Cumberland City, TN 37050

PROJECT NO:

CONTRACT FOR: **CRITZ LANE REALIGNMENT**

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY

Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
1		\$ 86,069.40	
2		\$ 89,528.00	
TOTALS		\$ 175,597.40	
Net change by Change Orders		\$	175,597.40

1. ORIGINAL CONTRACT SUM	\$	567,405.95
2. Net change by Change Orders	\$	175,597.40
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	743,003.35
4. TOTAL COMPLETED & STORED TO DATE	\$	273,901.21

(Column G on G703)

5. RETAINAGE:

- a. 5% of Completed Work
 (Column D+E on G703) + _____
- b. 5% of Stored Material
 (Column F on G703) _____
- Total Retainage (Line 5a+5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE	\$	273,901.21
---------------------------------------	----	------------

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate) \$ 148,838.38

8. CURRENT PAYMENT DUE

\$ 125,062.83

9. BALANCE TO FINISH, PLUS RETAINAGE

(Line 3 less Line 6) \$ 469,102.14

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By: [Signature] Date: 11/7/17

State of: **TENNESSEE** County of: **HOUSTON**
 Subscribed and sworn to before me this 7th day of NOV, 2017
 Notary Public: [Signature]
 My Commission Expires: 1/26/2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

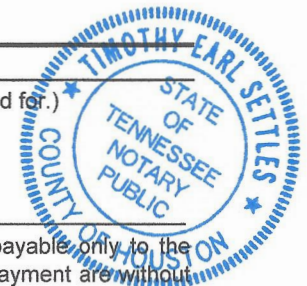
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED _____
 (Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NO: 2

In tabulations below, amounts are stated to the nearest dollar.

10/31/2017
Page 1 of 1

Use Column I on Contracts where variable retainage for line items may apply.

CONTRACT DATE:

A ITEM NO.	B DESCRIPTION OF WORK	C Amt	D WORK COMPLETED					E QTY This Period	F THIS PERIOD	G MATERIALS PRESENTLY STORED (NOT AND STORED TO)	H TOTAL COMPLETED AND STORED TO	I % (G'/C')	J BALANCE TO FINISH ('C'-G)
			QTY	Unit Price	SCHEDULED VALUE	FROM PREVIOUS							
	Mobilize and Traffic Control	LS	1	\$ 30,651.95	\$ 30,651.95		0.3	\$ 9,195.59		\$ 9,195.59	30.00%	\$ 21,456.37	
	Site Preparation (Clearing and Grubbing and Topsoil)	LS	1	\$ 38,766.85	\$ 38,766.85	\$ 23,260.11		\$ -		\$ 23,260.11	60.00%	\$ 15,506.74	
	Obliterate and Scarify Existing Critz Lane	LS	1	\$ 54,684.62	\$ 54,684.62			\$ -		\$ -	0.00%	\$ 54,684.62	
	Earthwork and Grading	LS	1	\$ 131,696.22	\$ 131,696.23	\$ 39,508.87	0.2	\$ 26,339.24		\$ 65,848.11	50.00%	\$ 65,848.12	
	Aggregate Base and Paving	LS	1	\$ 273,595.39	\$ 273,595.39			\$ -		\$ -	0.00%	\$ 273,595.39	
	Private Drives	LS	1	\$ 7,353.00	\$ 7,353.00			\$ -		\$ -	0.00%	\$ 7,353.00	
	Pavement Markings	LS	1	\$ 4,134.20	\$ 4,134.20			\$ -		\$ -	0.00%	\$ 4,134.20	
	Storm Drainage	LS	1	\$ 14,901.95	\$ 14,901.95			\$ -		\$ -	0.00%	\$ 14,901.95	
	Erosion and Sediment Control	LS	1	\$ 11,621.76	\$ 11,621.76			\$ -		\$ -	0.00%	\$ 11,621.76	
	UNDERCUT #1	LF	444	\$ 193.85	\$ 86,069.40	\$ 86,069.40		\$ -		\$ 86,069.40		\$ -	
	UNDERCUT #2	LS	1	\$ 89,528.00	\$ 89,528.00		1	\$ 89,528.00		\$ 89,528.00			
	TOTALS				\$ 743,003.35			\$125,062.83	\$0.00	\$273,901.21	60.00%	\$469,102.14	

ORDINANCE NO. 2017-016

**AN ORDINANCE OF THE TOWN OF THOMPSON 'S STATION REPEALING
ORDINANCE 14-008 AND ADOPTING THE 2015 INTERNATIONAL BUILDING
CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL
PLUMBING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 20 15
INTERNATIONAL FUEL GAS CODE, THE 2015 NATIONAL FIRE PROTECTION
CODE, 2015 LIFE SAFETY CODE, 2015 INTERNATIONAL ENERGY
CONSERVATION CODE, THE 2015 EXISTING BUILDING CODE, AND THE 2015
INTERNATIONAL SWIMMING POOL AND SPA CODE**

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to adopt the 2015 International Building Code, Residential Code, Plumbing Code, Mechanical Code, Fuel Gas Code, the National Fire Protection Code, Life Safety Code, Energy Conservation Code, the Existing Building Code, and Swimming Pool and Spa Code relating to construction and maintenance of buildings with the Town and to protect the public safety, health and general welfare.

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

Section 1. Adoption of 2015 International Building Code. That the 2009 International Building Code and its Appendices is hereby adopted by reference with one amendment to section 105.5, and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2009 International Building Code is available for inspection and review at Town Hall.

Amendment to Section 105.5 - In order to obtain approval of an extension, the applicant shall diligently pursue completion of the project within 180 days as determined by the Building Official. Additional fees will apply. Upon approval of the extension, work shall be conducted continuously and will be subject to review by the Building Official.

Section 2. Adoption of the 2015 International Residential Code. That the 2015 International Residential Code and it Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Residential Code is available for inspection and review at Town Hall.

Section 3. Adoption of the 2015 International Plumbing Code. That the 2015 International Plumbing Code and it Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Plumbing Code is available for inspection and review at Town Hall.

Section 4. Adoption of the 2015 International Mechanical Code. That the 2015 International Mechanical Code and it Appendices is hereby adopted by reference and

that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Mechanical Code is available for inspection and review at Town Hall.

Section 5. Adoption of the 2015 International Fuel Gas Code. That the 2015 International Fuel Gas Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Fuel Gas Code is available for inspection and review at Town Hall.

Section 6. Adoption of the 2015 National Fire Protection Code. That the 2015 National Fire Protection Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 National Fire Code is available for inspection and review at Town Hall.

Section 7. Adoption of the 2015 Life Safety Code. That the 2015 Life Safety Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 Life Safety Code is available for inspection and review at Town Hall.

Section 8. Adoption of the 2015 International Energy Conservation Code. That the 2015 International Energy Conservation Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Energy Conservation Code is available for inspection and review at Town Hall.

Section 9. Adoption of the 2015 International Swimming Pool and Spa Code. That the 2015 International Swimming Pool and Spa Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Swimming Pool and Spa Code is available for inspection and review at Town Hall.

Section 10. Adoption of the 2015 International Existing Building Code. That the 2015 International Existing Building Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Existing Building Code is available for inspection and review at Town Hall.

Section 11. Effective date. This ordinance shall take effect after final passage and upon publication in a newspaper of general circulation after final reading, the public welfare requiring.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading:

Passed Second Reading:

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney



**Town of Thompson's Station
Cash Balance Report
As of October 31, 2017**

	September 2017	October 2017
General Fund:		
Checking Account	134,641	127,144
Money Market Investment Accounts	6,474,199	6,526,272
	Total General Fund Cash	6,608,840
Less: Developer Cash Bonds Held	(169,300)	(169,300)
Less: County Mixed Drink Tax Payable	(711)	(1,258)
Less: Debt Principal Payments Due within 12 Months	(115,300)	(115,300)
Less: Hall Tax Refund Owed to State	(268,153)	(264,653)
Less: Adequate Schools Facilities Receipts (ITD starting Dec'07)	(263,893)	(269,090)
Less: Capital Projects (Project Budget)		
New Town Hall Construction Docs (75,600)	(41,620)	(39,620)
Critz Lane Realignment Construction (1,400,000)	(1,051,150)	(1,051,150)
Critz Lane Redesign (596,000)	(345,740)	(300,940)
Clayton Arnold / T. S. Rd E Intersection (38,750)	(17,000)	(17,000)
Parks (265,000)	(153,675)	(132,725)
	Cash Available - General Fund	4,182,297
Wastewater Fund:		
Checking Account	93,258	131,954
Money Market Investment Accounts	2,445,275	2,446,737
	Total Wastewater Fund Cash	2,538,533
Less: Lagoon Clean Out (Professional Fees) (445,000)	(25,420)	(25,420)
Less: Debt Principal Payments Due within 12 Months	(111,111)	(111,111)
Less: Capital Projects	-	-
	Cash Available - Wastewater Fund	2,402,002
	Total Cash Available	6,584,299
		6,734,541



**Town of Thompson's Station
General Fund Revenue Analysis
As of October 31, 2017**

**Year to Date
Budget versus Actual**

	September 2017	October 2017	Budget	% of Budget	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	1,931	1,949	228,000	1%	
31310 Interest & Penalty Revenue	22	22	-		
31610 Local Sales Tax - Trustee	212,491	280,441	850,000	33%	
31710 Wholesale Beer Tax	27,331	35,255	100,000	35%	
31720 Wholesale Liquor Tax	3,248	4,536	6,000	76%	
31810 Adequate School Facilities Tax	22,269	27,465	65,000	42%	
31900 CATV Franchise Fee Income	6,702	10,890	15,000	73%	
32000 Beer Permits	24	24	500	5%	
32200 Building Permits	121,076	147,950	300,000	49%	
32230 Submittal & Review Fees	4,563	8,161	30,000	27%	
32245 Miscellaneous Fees	130	200	1,000	20%	
32260 Business Tax Revenue	4,950	6,318	75,000	8%	
33320 TVA Payments in Lieu of Taxes	-	-	30,000	0%	
33510 Local Sales Tax - State	67,891	100,298	330,000	30%	
33520 State Income Tax	-	-	100,000		
33530 State Beer Tax	-	1,193	1,000	119%	
33535 Mixed Drink Tax	2,058	2,605	12,000	22%	
33552 State Streets & Trans. Revenue	1,696	2,489	8,000	31%	
33553 SSA - Motor Fuel Tax	16,770	25,071	75,000	33%	
33554 SSA - 1989 Gas Tax	2,691	4,006	12,000	33%	
33555 SSA - 3 Cent Gas Tax	4,991	7,427	20,000	37%	
33556 SSA - 2017 Gas Tax	1,962	4,430	-		New Gas Tax
36120 Interest Earned - Invest. Accts	6,464	8,537	12,000	71%	
37746 Parks Revenue	9,619	12,427	15,000	83%	
37747 Parks Deposit Return	(1,300)	(1,900)	(5,000)	38%	
37990 Other Revenue	2,325	3,165	10,000	32%	
Total general government revenue	519,904	692,961	2,290,500		
Non-Operating Income:					
32300 Impact Fees	187,775	220,414	550,000	40%	
38000 Transfer from Reserves	-	-	4,301,331		
Total non-operating revenue	187,775	220,414	4,851,331		
Total revenue	707,679	913,375	7,141,831		



Town of Thompson's Station
General Fund Revenue Analysis
As of October 31, 2017

Month to Month
Trend Analysis

	September 2017	October 2017	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	88	18	(70)	
31310 Interest & Penalty Revenue	8	-	(8)	
31610 Local Sales Tax - Trustee	71,091	67,950	(3,141)	
31710 Wholesale Beer Tax	9,407	7,924	(1,484)	
31720 Wholesale Liquor Tax	1,235	1,288	52	
31810 Adequate School Facilities Tax	13,685	5,196	(8,489)	September had (2) months
31900 CATV Franchise Fee Income	-	4,188	4,188	
32000 Beer Permits	-	(0)	(0)	
32200 Building Permits	43,030	26,875	(16,156)	Decrease in building permits
32230 Submittal & Review Fees	1,798	3,598	1,799	
32242 Miscellaneous Fees	10	70	60	
32260 Business Tax Revenue	2,767	1,368	(1,399)	
33320 TVA Payments in Lieu of Taxes	-	-	-	
33510 Local Sales Tax - State	29,002	32,407	3,404	
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	1,193	1,193	
33535 Mixed Drink Tax	711	547	(164)	
33552 State Streets & Trans. Revenue	793	793	-	
33553 SSA - Motor Fuel Tax	7,916	8,301	385	
33554 SSA - 1989 Gas Tax	1,274	1,315	41	
33555 SSA - 3 Cent Gas Tax	2,361	2,437	75	
33556 SSA - 2017 Gas Tax	1,962	2,468	506	
36120 Interest Earned - Invest. Accts	2,066	2,073	6	
37746 Parks Revenue	3,191	2,808	(383)	
37747 Parks Deposit Return	(700)	(600)	100	
37990 Other Revenue	775	840	65	
Total general government revenue	<u>192,473</u>	<u>173,056</u>	<u>(19,417)</u>	
Non-Operating Income:				
32300 Impact Fees	68,465	32,639	(35,826)	Decrease in building permits
38000 Transfer from Reserves	-	-	-	
Total non-operating revenue	<u>68,465</u>	<u>32,639</u>	<u>(35,826)</u>	
Total revenue	<u>260,938</u>	<u>205,695</u>	<u>(55,243)</u>	



**Town of Thompson's Station
General Fund Expenditure Analysis
As of October 31, 2017**

**Year to Date
Actual versus Budget**

	September 2017	October 2017	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	143,236	190,393	586,000	32%	
41141 FICA	8,856	11,770	38,250	31%	
41142 Medicare	2,071	2,753	8,500	32%	
41147 SUTA	172	292	4,000	7%	
41161 General Expenses	-	-	1,000	0%	
41211 Postage	160	160	1,000	16%	
41221 Printing, Forms & Photocopy	1,360	1,867	6,000	31%	
41231 Legal Notices	173	242	3,000	8%	
41235 Memberships & Subscriptions	2,297	2,447	3,700	66%	
41241 Utilities - Electricity	2,271	3,014	12,000	25%	
41242 Utilities - Water	327	486	2,500	19%	
41244 Utilities - Gas	168	252	2,000	13%	
41245 Telecommunications Expense	860	1,765	7,000	25%	
41252 Prof. Fees - Legal Fees	42,274	51,194	120,000	43%	
41253 Prof. Fees - Auditor	3,000	3,000	18,000	17%	
41254 Prof. Fees - Consulting Engineers	5,413	10,355	45,000	23%	
41259 Prof. Fees - Other	2,475	2,475	50,000	5%	
41264 Repairs & Maintenance - Vehicles	1,412	1,551	10,000	16%	
41265 Parks & Recreation Expense	17,928	26,901	40,000	67%	
41266 Repairs & Maintenance - Buildings	2,674	3,758	30,000	13%	
41268 Repairs & Maintenance - Roads	18,856	29,449	838,770	4%	
41269 SSA - Street Repair Expense	-	-	115,000	0%	
41270 Vehicle Fuel & Oil	2,212	3,670	15,000	24%	
41280 Travel	-	-	2,500	0%	
41285 Continuing Education	1,416	1,486	5,500	27%	
41289 Retirement	7,155	9,507	28,580	33%	
41291 Animal Control Services	3,919	3,919	4,000	98%	
41300 Economic Development	5,799	5,999	7,500	80%	
41311 Office Expense	4,643	8,874	40,000	22%	
41511 Insurance - Property	3,518	3,518	2,500	141%	
41512 Insurance - Workers Comp.	7,159	7,159	13,000	55%	
41513 Insurance - Liability	5,227	5,227	4,500	116%	
41514 Insurance - Medical	24,837	33,060	90,000	37%	
41515 Insurance - Auto	2,061	2,061	1,700	121%	
41516 Insurance - E & O	10,963	10,963	11,000	100%	
41551 Trustee Commission	7	8	6,000	0%	
41691 Bank Charges	-	-	2,000	0%	
41800 Emergency Services	68,041	68,041	93,000	73%	
41899 Other Expenses	0	0	10,000	0%	
Total general government expenditures	402,942	507,615	2,278,500		
General government change in net position	116,962	185,346	12,000		
Non-Operating Expenditures:					
41940 Capital Projects	139,150	185,950	4,570,100	4%	
41944 Capital Projects - Parks	9,000	29,950	153,231	0%	
48000 Transfer to Reserves	29,786	63,059	-	0%	
49030 Capital Outlay Note Payment	126,801	126,801	140,000	91%	
Total non-operating expenditures	304,737	405,760	4,863,331		
Non-operating change in net position	(116,962)	(185,346)	(12,000)		
Total expenditures	707,679	913,375	7,141,831		
Change in Net Position	(0)	(0)	-		



Town of Thompson's Station
General Fund Expenditure Analysis
As of October 31, 2017

Month to Month
Trend Analysis

	September 2017	October 2017	Current Change	Comment
General Government Expenditures:				
41110 Salaries	38,628	47,156	8,528	BOMA and Commissioners
41141 FICA	2,389	2,914	525	
41142 Medicare	559	682	123	
41147 SUTA	-	120	120	
41161 General Expenses	-	-	-	
41211 Postage	108	-	(108)	
41221 Printing, Forms & Photocopy	603	507	(96)	
41231 Legal Notices	116	69	(47)	
41235 Memberships & Subscriptions	15	150	135	
41241 Utilities - Electricity	991	743	(248)	
41242 Utilities - Water	134	159	26	
41244 Utilities - Gas	84	84	-	
41245 Telecommunications Expense	320	905	584	
41252 Prof. Fees - Legal Fees	13,866	8,920	(4,946)	
41253 Prof. Fees - Auditor	-	-	-	
41254 Prof. Fees - Consulting Engineers	463	4,943	4,480	Timing
41259 Prof. Fees - Other	-	-	-	
41264 Repairs & Maintenance - Vehicles	17	139	122	
41265 Parks & Recreation Expense	15,895	8,973	(6,923)	
41266 Repairs & Maintenance - Buildings	1,652	1,084	(568)	
41268 Repairs & Maintenance - Roads	8,119	10,593	2,475	
41269 SSA - Street Repair Expense	-	-	-	
41270 Vehicle Fuel & Oil	1,307	1,457	151	
41280 Travel	-	-	-	
41285 Continuing Education	399	70	(329)	
41289 Retirement	1,927	2,352	426	
41291 Animal Control Services	-	-	-	
41300 Economic Development	599	200	(399)	
41311 Office Expense	1,265	4,230	2,965	Phone System Annual Renewal
41511 Insurance - Property	(1,000)	-	1,000	
41512 Insurance - Workers Comp.	-	-	-	
41513 Insurance - Liability	5,227	-	(5,227)	
41514 Insurance - Medical	8,223	8,223	-	
41515 Insurance - Auto	2,061	-	(2,061)	
41516 Insurance - E & O	10,963	-	(10,963)	
41551 Trustee Commission	2	0	(2)	
41691 Bank Charges	-	-	-	
41800 Emergency Services	-	-	-	
41899 Other Expenses	-	-	-	
Total general government expenditures	114,930	104,673	(10,258)	
Non-Operating Expenditures:				
41940 Capital Projects	71,700	46,800	(24,900)	
41944 Capital Projects - Parks	9,000	20,950	11,950	Trail construction
48000 Transfer to Reserves	(61,493)	33,273	94,766	
49030 Capital Outlay Note Payment	126,801	-	(126,801)	
Total non-operating expenditures	146,008	101,023	(44,985)	
Total expenditures	260,938	205,696	(55,243)	



**Town of Thompson's Station
General Fund Capital Expenditures Report
Fiscal Year to Date as of October 31, 2017**

Capital Projects - General Fund		YTD 2018	Current Budget	Pending Budget *
a	New Town Hall Design	0	0	0
a	New Town Hall Construction Documents	6,200	0	45,820
a	New Town Hall Construction	0	1,200,000	0
a	Critz Lane Realignment Construction	22,950	474,100	1,073,850
a	Critz Lane Redesign	156,800	396,000	390,540
a	Clayton Arnold / TS Road E. Intersection	0	0	17,000
a	Critz Lane Improvements	0	2,500,000	0
b	Grant Projects	0	0	0
c	Parks	29,950	153,231	162,675
Total Capital Improvements		215,900	4,723,331	1,689,885

* Reconciled with Cash Report

Capital Projects - General Fund	July 2017	August 2017	September 2017	October 2017	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	YTD Total
a New Town Hall Design													-
a New Town Hall Construction Documents			4,200	2,000									6,200
a New Town Hall Construction													-
a Critz Lane Realignment Construction	250		22,700										22,950
a Critz Lane Redesign		67,200	44,800	44,800									156,800
a Clayton Arnold / TS Road E. Intersection													-
a Critz Lane Improvements													-
b Grant Projects													-
c Parks			9,000	20,950									29,950
Total Capital Improvements	250	67,200	80,700	67,750	-	-	-	-	-	-	-	-	215,900

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

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



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of October 31, 2017

Year to Date
 Actual versus Budget

	September 2017	October 2017	Budget	% of Budget	Comment
Revenues:					
3100 Wastewater Treatment Fees	239,836	324,408	925,000	35%	
3101 Septage Disposal Fees	2,300	3,050	10,000	31%	
3105 Late Payment Penalty	3,170	4,482	-	100%	
3109 Uncollectible Accounts	-	-	(5,000)	0%	
4009 Returned Check Charges	-	-	-	100%	
Total revenues	<u>245,307</u>	<u>331,940</u>	<u>930,000</u>		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	29,151	38,283	150,000	26%	
4210 Permits & Fees Expense	651	651	7,500	9%	
4220 Laboratory Water Testing	150	300	7,500	4%	
4230 Supplies Expense	1,922	2,335	5,000	47%	
4240 Repairs & Maint. Expense	2,067	17,269	82,000	21%	
4250 Postage, Freight & Express Chgs	1,480	1,965	6,000	33%	
4280 Billing Charges	1,928	2,888	12,000	24%	
4310 Utilities - Electric	22,028	27,693	100,000	28%	
4320 Utilities - Water	587	876	5,000	18%	
4350 Telecommunications			2,500	0%	
4390 Insurance Expense	20,491	20,491	21,000	98%	
4395 Insurance - Employee Medical	-	-	30,000	0%	
4400 Prof. Fees-Consulting Engineers	-	-	50,000	0%	
4420 Prof. Fees - Auditor	580	580	2,000	29%	
4490 Prof. Fees - Other	-	-	109,700	0%	
4710 Payroll Taxes - FICA	1,803	2,368	10,000	24%	
4720 Payroll Taxes - Medicare	422	554	2,200	25%	
4730 Payroll Taxes - SUTA	-	-	3,600	0%	
4789 Employee Retirement Expense	1,454	1,910	7,500	25%	
4800 Bank Charges	-	-	500	0%	
4900 Other Expense	153	153	1,000	15%	
Total supply and operations	<u>84,867</u>	<u>118,317</u>	<u>615,000</u>		
Depreciation					
4990 Depreciation Expense	<u>77,904</u>	<u>103,872</u>	<u>315,000</u>	<u>33%</u>	
Total operating expenses	<u>162,771</u>	<u>222,189</u>	<u>930,000</u>		
Operating result	82,535	109,751	-		
Non-Operating Income (Expense):					
3300 Tap Fees	150,379	178,005	550,000	32%	
3902 Interest Income - Invest Accts	2,080	2,845	5,000	57%	
4100 Capital Expenditures	(10,000)	(11,450)	(45,000)	25%	
4994 Interest Expense	(4,049)	(5,334)	(15,000)	36%	
Total non-operating income	<u>138,409</u>	<u>164,066</u>	<u>495,000</u>		
Change in Net Position	<u>220,945</u>	<u>273,817</u>	<u>495,000</u>		



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of October 31, 2017

**Month to Month
Trend Analysis**

	<u>September 2017</u>	<u>October 2017</u>	<u>Current Change</u>	<u>Comment</u>
Revenues:				
3100 Wastewater Treatment Fees	74,115	84,572	10,457	28 day cycle; 35 day cycle
3101 Septage Disposal Fees	950	750	(200)	
3105 Late Payment Penalty	1,286	1,311	25	
3109 Uncollectible Accounts	-	-	-	
4009 Returned Check Charges	-	-	-	
Total revenues	<u>76,350</u>	<u>86,633</u>	<u>10,283</u>	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	8,372	9,133	760	
4210 Permits & Fees Expense	-	-	-	
4220 Laboratory Water Testing	-	150	150	
4230 Supplies Expense	1,231	413	(818)	
4240 Repairs & Maint. Expense	561	15,202	14,640	Manhole repair; pump repair
4250 Postage, Freight & Express Chgs	568	485	(83)	
4280 Billing Charges	890	961	71	
4310 Utilities - Electric	8,934	5,665	(3,269)	
4320 Utilities - Water	248	289	41	
4390 Insurance Expense	-	-	-	
4400 Prof. Fees-Consulting Engineers	683	-	(683)	
4420 Prof. Fees - Auditor	-	-	-	
4490 Prof. Fees - Other	-	-	-	
4710 Payroll Taxes - FICA	580	-	(580)	
4720 Payroll Taxes - Medicare	-	-	-	
4730 Payroll Taxes - SUTA	518	565	47	
4789 Employee Retirement Expense	121	132	11	
4800 Bank Charges	-	-	-	
4900 Other Expense	418	456	38	
Total supply and operations	<u>23,125</u>	<u>33,450</u>	<u>10,325</u>	
Depreciation				
4990 Depreciation Expense	<u>25,968</u>	<u>25,968</u>	-	
Total operating expenses	<u>49,093</u>	<u>59,418</u>	<u>10,325</u>	
Operating result	27,257	27,215	(42)	
Non-Operating Income (Expense):				
3300 Tap Fees	60,126	27,626	(32,500)	Decrease in building permits
3902 Interest Income - Invest Accts	698	765	67	
4100 Capital Expenditures	(10,000)	(1,450)	8,550	
4994 Interest Expense	(1,347)	(1,284)	62	
Total non-operating income	<u>49,477</u>	<u>25,657</u>	<u>(23,821)</u>	
Change in Net Position	<u>76,760</u>	<u>52,872</u>	<u>(23,863)</u>	