

**AGENDA**  
**TOWN OF NOLENSVILLE BOARD OF MAYOR AND ALDERMEN**  
**THURSDAY, OCTOBER 6<sup>th</sup>, 2016, 7:00 P.M.**

1. Call to Order
2. Prayer and Pledge
3. Citizens Input/General Comments
4. Approval of Minutes for Regular Meeting September 1<sup>st</sup>, 2016
5. Treasurer's Report – August, 2016
6. Committee Reports
  - a. Planning Commission
  - b. Engineering Department
  - c. Fire Department
  - d. Police Department Report
  - e. Public Works
  - f. Historic Commission
  - g. Economic Development Committee
  - h. Town Events Committee
  - i. Trees and Trails Committee
7. Consent Agenda\*
  - a. Resolution 16-30, a resolution to release CK Development from maintenance bonding and accept the roads and public improvements within Bent Creek Phase 6, Section 2A for maintenance—Mayor Alexander
  - b. Resolution 16-31, a resolution to release SAF Properties from maintenance bonding and accept public improvements within Addition to Brittain Downs Phase 2 for maintenance—Mayor Alexander
  - c. Resolution 16-32, resolution to declare certain property of the Town of Nolensville surplus and provide the authority to the Mayor to dispose of or sell the surplus inventory—Mayor Alexander
  - d. Resolution 16-33, a resolution to enter into an agreement with R&D Enterprises, Incorporated for right-of-way negotiation and acquisition associated with the Sunset Road improvement project—Mayor Alexander
8. Public hearing of Resolution 16-34, a resolution to adopt a plan of service for the annexation of property known as Map 032, a portion of Parcel 00600 and property known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps at the request of the property owners—Mayor Alexander
9. First reading of Ordinance 16-15, an ordinance to amend Appendix B of the Zoning Ordinance #04-09 of the Town of Nolensville, Tennessee pertaining to landscape buffering required for standard subdivisions located along arterial roads—Mayor Alexander
10. First reading of Ordinance 16-16, an ordinance to approve a P.U.D. concept plan in Nolensville, Tennessee known as Market Square and apply Planned Unit Development (P.U.D.) overlay zoning to the property—Mayor Alexander
11. First reading of Ordinance 16-17, an ordinance to amend Title 8, Chapters 105 and 107 of the Nolensville Municipal Code pertaining to on-premises beer consumption—Mayor Alexander
12. First reading of Ordinance 16-18, an ordinance to amend Title 16, Chapters 106 and 107 of the Nolensville Municipal Code pertaining to streets and sidewalks—Mayor Alexander
13. Reading of Resolution 16-34, a resolution to adopt a plan of service for the annexation of property known as a Map 032, a portion of Parcel 00600 and property known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps at the request of the property owners—Mayor Alexander
14. Other
15. Adjourn

*\*Items on the consent agenda are considered to be routine. Discussion of individual items listed on the consent agenda is not required, but Board members or citizens may request any item(s) be removed for further consideration.*

Town of Nolensville  
Board of Mayor and Aldermen Meeting  
Date: September 1, 2016 Time 7:00 p.m.  
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:01 p.m. Members present were Mayor Alexander, Aldermen Tommy Dugger, Larry Felts, Jason Patrick and Brian Snyder. Staff present: Administrator Ken McLawhon, Counsel Robert Notestine, Town Engineer Don Swartz, Planner Sarah Sitterle, and Recorder Kali Mogul. There were 38 citizens present.

Alderman Jason Patrick said the prayer and led the Pledge of Allegiance.

Mayor Alexander announced that Aldermen Patrick and Felts are unopposed for their Board seats in the upcoming election.

Mr. Aubrey Short of 803 Rockwood Drive commented on the rezoning of 7223 Nolensville Road and read from a comp plan created in 1997. He opposed changing the zoning because of its proximity to the flood plain.

Mr. Mike Swyt of 1810 Eaves Court said that the residents of Benington are requesting a stop sign at Benington Place Drive at Eaves/Allred Court due to the number of children playing in the area. He handed out copies of a signature petition from the residents.

Ms. Kristin Pierson of 9706-B Clovercroft Road addressed the need for left turn lane at Clovercroft and Nolensville Road.

Ms. Lynda Moses of 6939 Nolensville Road voiced opposition to the rezoning of 7223 Nolensville Road due to the potential for flooding.

Ms. Jana Truman of 3232 Locust Hollow spoke in favor of the Market Square commercial plan behind Town Hall. She also requested more support for the Trees and Trails Committee.

Next, Mayor Alexander made a motion to approve the minutes from the Board meeting of August 4<sup>th</sup>, 2016, seconded by Alderman Patrick. The motion passed unanimously.

Mayor Alexander moved to approve the Treasurer's Report through July, 2016. Alderman Patrick seconded, and the report was approved unanimously.

Mayor Alexander welcomed Dr. Bill Harlin principal of Nolensville High School, Ms. Paula Waits, principal of Nolensville Elementary School, and Ms. Julie Sparrow principal of Mill Creek Elementary School and read the "Be Nice" Proclamation for the month of September. Photos were taken to commemorate the event.

#### COMMITTEE REPORTS:

Town Planner Sarah Sitterle reported on the submittals considered at the August 9<sup>th</sup> Planning Commission meeting:

- Nolen Meade Subdivision Sign Site Plan, approved

- Vickery Park Master Concept P.U.D. Plan Revision, approved
- Vickery Park Preliminary Plat/Final P.U.D. Plan Phase 1, approved
- Benington Section 9 Final Plat, approved
- Summerlyn Section 4 Preliminary Plat/Final P.U.D. Plan, approved
- Market Square Master Concept P.U.D. Plan, approved by majority vote
- Burkitt Commons site plan and design, deferred
- Major Thoroughfare Plan, approved

Mr. Brad Thompson of Volkert, Inc. gave a summary of the Major Thoroughfare Plan approved by the Planning Commission, which includes 24 road projects recommended for the Town

Town Engineer Don Swartz provided updates on the following:

- Additional funding for design and construction was needed for the Small Town Connections project. The funds were approved, so we are waiting on receipt of those funds before continuing. The notice to proceed and final review from the State are still outstanding.
- The Stonebrook Safe Routes to School plans are still under review by TDOT.
- The firm Wisner has been selected to handle the Creekside Safe Routes to School project.
- A meeting was held with the Winterset Woods and Benington HOAs to discuss acquisition of right-of-way on Sunset Road before that project can proceed. The utility providers have not yet returned their plans for relocation.

On behalf of the Nolensville Fire Department, Chris Bastin reported statistics for August. The County has hired two additional “roaming” fire captains to fill in when Captain Joaquin is training or off site. There are five new applicants at various phases of the hiring process.

Police Chief Troy Huffines presented his report on monthly offenses, stop data, and a management report for August. Chief Huffines swore in the newest member of the department, Officer Powell. Powell is also a member of the Army National Guard. A part time officer has also been hired for weekends.

No report was given for the Public Works Department.

Ms. Betty Friedlander reported on a Certificate of Appropriateness approved by the Historic Zoning Commission for a Flower Stand in front of the Feed Mill.

No report was given for the Economic Development Committee.

On behalf of the Town Event Committee, Alderman Snyder mentioned that the Veterans Day Parade would be held November 12<sup>th</sup>. In 2017, the Star Spangled Celebration will be held on July 1<sup>st</sup>.

Ms. Joyce Powers mentioned that work on the Master Trail map would be rolled into the Comprehensive Plan.

Alderman Dugger made a motion to approve the Consent Agenda, which included Resolution 16-24, to enter into an agreement with Duncan and Associates for a road impact fee study, Resolution 16-25, to make application for The Pool’s Safety Partners matching grant program,

Resolution 16-26, to declare certain property of the Town of Nolensville surplus and provide the authority to the mayor to dispose of or sell surplus inventory, Resolution 16-27, to declare certain property of the Town of Nolensville Police Department surplus, grant the authority to the mayor to dispose of or sell surplus inventory and return the proceeds for these items to the drug fund, and Resolution 16-28, to enter into an agreement with Volkert, Incorporated for planning services related to developing a comprehensive plan for the Town of Nolensville, Tennessee. Alderman Felts seconded the motion, which passed unanimously.

Next, Mayor Alexander read the caption for Ordinance 16-08, an ordinance to rezone a portion of the property at 7223 Nolensville Road from Estate Residential (ER) to Commercial Services (CS) with a Commercial Corridor Overlay (CCO). Administrator McLawhon pointed out, using an exhibit, the portion of the property now under consideration for rezoning, which is approximately 4.3 acres. Mr. Keith Premo stated that approximately 1.6 acres in the flood plain will be dedicated to the Town and Right-of-Way reserved if the rezoning is approved.

Following a lengthy discussion about the flood plain and the amount of property to be rezoned, Alderman Dugger made a motion to approve Ordinance 16-08, as amended on second reading, rezoning a portion of the property located at 7223 Nolensville Road shown on Exhibit A as approximately 4.3 +/- acres, remaining, and described as a portion of Map 56, Parcel 035.01, to Commercial Services (CS) with the Commercial Corridor Overlay (CCO) applied, with approximately 1.6+/- acres shown on the attached map as Exhibit A to remain zoned Estate Residential (ER) and to be dedicated to the Town as stated by property owner Keith Premo as stated at this meeting. Alderman Patrick seconded the motion. Upon a vote, the approval passed 4 – 1, with Alderman Felts opposing the rezoning.

Mayor Alexander made a motion to approve Resolution 16-29, a resolution to amend an existing agreement with Ragan-Smith Associates, Incorporated and authorize the use of funds for engineering consultant work on Phases 1 and 2 of the Sunset Road improvement project. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander mentioned there were 24 residential building permits issued in August. Additionally, Nolensville High School will hold their first Homecoming Parade on Friday. Alderman Felts announced the Lions Club pancake breakfast on Saturday, September 10<sup>th</sup> followed by the annual fish fry at Ebenezer Methodist Church. Administrator McLawhon also mentioned Marine Week in Nashville, starting September 7<sup>th</sup>.

Mayor Alexander adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Approved,

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Kali Mogul  
Town Recorder

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Jimmy Alexander  
Mayor

**Town of Nolensville  
Cash on Hand Report  
8/31/2016**

<b>Bank Account</b>	<b>Financial Institution</b>	<b>Interest Rate</b>	<b>Balance</b>	<b>Fund Total</b>
<b>General Fund:</b>				
Rainy Day Fund	Peoples State Bank of Commerce	0.81%	\$154,024.96	
Legal Fund	Peoples State Bank of Commerce	0.81%	\$3,346.61	
Growth Fund	Peoples State Bank of Commerce	0.81%	\$88,068.17	
Local Investment	State of Tennessee	0.36%	\$3,775.52	
Checking	Peoples State Bank of Commerce	0.81%	\$9,454.77	
Savings	Peoples State Bank of Commerce	0.81%	\$3,608,371.14	
			<b>General Fund Total</b>	<b>\$3,867,041.17</b>
<b>Facilities Tax:</b>				
Checking	Peoples State Bank of Commerce	0.00%	\$277.02	
Money Market	Peoples State Bank of Commerce	0.85%	\$2,597,260.72	
Capital Funds	Peoples State Bank of Commerce	0.81%	\$37,390.80	
			<b>Facilities Tax Total</b>	<b>\$2,634,928.54</b>
<b>Impact Fee:</b>				
Impact Checking	Peoples State Bank of Commerce	0.00%	\$78.33	
Impact Base	Peoples State Bank of Commerce	0.81%	\$4,361,559.41	
Impact 25%	Peoples State Bank of Commerce	0.81%	\$50,328.34	
			<b>Impact Fee Total</b>	<b>\$ 4,411,966.08</b>
<b>Drug Fund:</b>				
Drug Fund	Peoples State Bank of Commerce	0.81%	\$4,644.25	
			<b>Drug Fund Total</b>	<b>\$4,644.25</b>
<b>State Street Aid:</b>				
Local Investment	State of Tennessee	0.36%	\$5,605.65	
Checking	Peoples State Bank of Commerce	0.00%	\$1,145.75	
Savings	Peoples State Bank of Commerce	0.81%	\$435,871.44	
			<b>State Street Aid Total:</b>	<b>\$442,622.84</b>
<b>County School:</b>				
County 30%-Checking	Peoples State Bank of Commerce	0.00%	\$248.56	
County 30%-Save	Peoples State Bank of Commerce	0.81%	\$204,393.56	
			<b>County School Fund Total</b>	<b>\$ 204,642.12</b>
<b>Debt Service:</b>				
Debt Service-Checking	Peoples State Bank of Commerce	0.00%	\$0.00	
Debt Service-Save	Peoples State Bank of Commerce	0.81%	\$1,207,845.04	
			<b>Debt Service Fund Total</b>	<b>\$ 1,207,845.04</b>
			<b>Total Cash On Hand</b>	<b><u>\$12,773,690.04</u></b>

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
110-410-41000	0.00	0.00	368,122.00	618.73	99.83%
110-410-41140	0.00	569.12	5,000.00	569.12	88.62%
110-410-42300	0.00	36.85	500.00	74.83	85.03%
110-410-42500	0.00	44,691.55	420,000.00	83,628.14	80.09%
110-410-42540	0.00	3,552.83	69,600.00	17,329.91	75.10%
110-410-42550	0.00	8,114.53	90,000.00	15,592.52	82.67%
110-410-42670	0.00	2,606.63	60,000.00	7,581.28	87.36%
110-410-42680	0.00	22,713.10	90,000.00	27,818.86	69.09%
110-410-42910	0.00	0.00	1,400.00	0.00	100.00%
110-410-42920	0.00	0.00	6,720.00	0.00	100.00%
110-410-44310	0.00	58,400.90	619,008.00	111,828.00	81.93%
110-410-44320	0.00	0.00	75,000.00	87,281.53	(16.38%)
110-410-44330	0.00	0.00	3,968.00	0.00	100.00%
110-410-44340	0.00	1,855.00	21,600.00	3,869.50	82.09%
110-410-44370	0.00	1,345.45	16,268.80	2,690.90	83.46%
110-410-44500	0.00	69.47	92,851.20	132.20	99.86%
110-410-44610	0.00	9.15	75.00	18.80	74.93%
110-410-45600	0.00	2,775.39	15,000.00	5,191.21	65.39%
110-410-45650	0.00	0.00	5,000.00	0.00	100.00%
110-410-45670	0.00	28.00	0.00	28.00	0.00%
110-410-45675	0.00	0.00	22,300.00	760.00	96.59%
110-410-45695	0.00	0.00	600.00	0.00	100.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>146,767.97</b>	<b>1,983,013.00</b>	<b>365,013.53</b>	<b>81.59%</b>
<b>ENGINEERING Revenues</b>					
110-420-43010	0.00	48,958.79	358,800.00	113,260.59	68.43%
110-420-43011	0.00	100.63	6,225.00	350.26	94.37%
110-420-43012	0.00	1,050.00	4,250.00	1,350.00	68.24%
110-420-43015	0.00	125.00	100.00	175.00	(75.00%)
110-420-43020	0.00	150.00	0.00	150.00	0.00%
110-420-43030	0.00	2,492.00	17,600.00	5,177.00	70.59%
110-420-43035	0.00	4,300.00	20,000.00	8,400.00	58.00%
110-420-43040	0.00	3,450.00	30,000.00	7,800.00	74.00%
110-420-43050	0.00	0.00	2,000.00	0.00	100.00%
110-420-43060	0.00	2,141.00	11,200.00	4,032.00	64.00%
110-420-43080	0.00	400.00	6,500.00	800.00	87.69%
110-420-43090	0.00	50.00	2,400.00	50.00	97.92%
110-420-43095	0.00	4,090.00	15,000.00	5,647.00	62.35%
110-420-43100	0.00	165.00	5,400.00	165.00	96.94%
110-420-43105	0.00	0.00	1,500.00	0.00	100.00%
110-420-43120	0.00	75.00	250.00	75.00	70.00%
110-420-43130	0.00	0.00	200.00	50.00	75.00%
110-420-44513	0.00	1,822.08	15,000.00	4,023.76	73.17%
110-420-45645	0.00	357.00	1,000.00	431.00	56.90%
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>69,726.50</b>	<b>497,425.00</b>	<b>151,936.61</b>	<b>69.46%</b>

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>POLICE Revenues</b>					
110-430-45680 POLICE GRANTS & DONATIONS	0.00	0.00	11,000.00	0.00	100.00%
110-430-46000 OFFICER COURT FEE	0.00	130.15	4,500.00	612.75	86.38%
110-430-47000 COURT COSTS	0.00	9,073.75	135,000.00	16,557.26	87.74%
<b>Total POLICE Revenues</b>	<b>0.00</b>	<b>9,203.90</b>	<b>150,500.00</b>	<b>17,170.01</b>	<b>88.59%</b>
<b>Total GENERAL FUND Revenues</b>	<b>0.00 \$</b>	<b>225,698.37 \$</b>	<b>2,630,938.00 \$\$</b>	<b>534,120.15</b>	<b>79.70%</b>
<b>Expenditures</b>					
<b>BOMA Expenditures</b>					
110-400-51100 SALARIES	0.00 \$	1,750.00 \$	21,000.00 \$\$	3,500.00	83.33%
110-400-51400 EMPLOYER CONTRIBUTIONS	0.00	133.87	1,606.50	267.74	83.33%
110-400-52000 CONTRACTUAL SERVICES	0.00	0.00	6,000.00	0.00	100.00%
110-400-52115 ELECTION COST	0.00	0.00	1,000.00	0.00	100.00%
110-400-52350 MEMBERSHIPS REGISTRATION FEES	0.00	16.00	5,793.00	3,582.83	38.15%
110-400-52360 PUBLIC RELATIONS/SPECIAL EVENTS	0.00	0.00	5,500.00	91.07	98.34%
110-400-52400 CELLULAR TELEPHONE	0.00	51.07	660.00	107.33	83.74%
110-400-52500 PROFESSIONAL SERVICES	0.00	0.00	3,575.00	230.24	93.56%
110-400-52520 LEGAL SERVICES	0.00	2,700.00	38,400.00	5,542.50	85.57%
110-400-52800 TRAVEL	0.00	0.00	1,500.00	716.88	52.21%
110-400-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	0.00	981.27	0.00%
110-400-55100 LIABILITY INSURANCE	0.00	0.00	3,341.00	0.00	100.00%
110-400-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	132.00	0.00	100.00%
110-400-57330 EMPLOYEE APPRECIATION	0.00	0.00	3,800.00	0.00	100.00%
110-400-57710 TREES N TRAILS	0.00	0.00	5,000.00	0.00	100.00%
110-400-57720 ECONOMIC DEVELOPMENT	0.00	0.00	5,300.00	5,000.00	5.66%
110-400-57730 HISTORIC AND BEAUTIFICATION	0.00	0.00	4,400.00	708.27	83.90%
110-400-57740 TOURISM	0.00	0.00	1,200.00	0.00	100.00%
110-400-57760 TOWN EVENTS	0.00	156.44	32,022.00	393.03	98.77%
110-400-57880 OTHER BOMA/EMPLOYEE SERVICE	0.00	456.67	3,000.00	727.96	75.73%
<b>Total BOMA Expenditures</b>	<b>0.00</b>	<b>5,264.05</b>	<b>143,229.50</b>	<b>21,849.12</b>	<b>84.75%</b>
<b>GENERAL GOVERNMENT Expenditures</b>					
110-410-51100 SALARIES	0.00	19,895.62	211,490.00	41,871.86	80.20%
110-410-51400 EMPLOYER CONTRIBUTIONS	0.00	1,507.29	16,178.99	3,166.39	80.43%
110-410-51420 HOSPITAL AND HEALTH INSURANCE	0.00	2,441.02	29,309.00	4,882.04	83.34%
110-410-51430 EMPLOYEE RETIREMENT PLAN	0.00	953.26	7,180.00	2,016.89	71.91%
110-410-51470 UNEMPLOYMENT INSURANCE	0.00	51.62	360.00	51.62	85.66%
110-410-52110 POSTAGE BOX RENT ETC	0.00	42.00	1,200.00	102.00	91.50%
110-410-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	1,000.00	57.80	94.22%
110-410-52350 MEMBERSHIPS REGISTRATION FEES	0.00	200.00	3,636.00	150.00	95.87%
110-410-52400 CELLULAR TELEPHONE	0.00	118.60	1,620.00	235.34	85.47%
110-410-52500 PROFESSIONAL SERVICES	0.00	65.75	4,800.00	65.75	98.63%
110-410-52600 REPAIR AND MAINTENANCE SERVICES	0.00	130.49	3,095.29	198.50	93.59%
110-410-52800 TRAVEL	0.00	60.69	2,650.00	839.73	68.31%
110-410-53100 OFFICE SUPPLIES AND MATERIALS	0.00	321.36	2,000.00	663.94	66.80%
110-410-55100 LIABILITY INSURANCE	0.00	0.00	3,341.00	0.00	100.00%
110-410-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	1,065.00	0.00	100.00%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-410-55510 TRUSTEE FEES	0.00	12.12	10,000.00	25.28	99.75%
110-410-55900 50% STATE MIXED DRINK TAX	0.00	927.50	10,800.00	1,934.75	82.09%
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>26,727.32</b>	<b>309,725.28</b>	<b>56,261.89</b>	<b>81.83%</b>
<b>COURT Expenditures</b>					
110-415-51100 SALARIES	0.00	10,819.42	71,365.00	18,795.52	73.66%
110-415-51400 EMPLOYER CONTRIBUTIONS	0.00	827.69	5,459.42	1,437.84	73.66%
110-415-51420 HOSPITAL AND HEALTH INSURANCE	0.00	713.51	8,655.00	1,427.02	83.51%
110-415-51430 EMPLOYEE RETIREMENT PLAN	0.00	387.17	938.68	614.62	34.52%
110-415-51470 UNEMPLOYMENT INSURANCE	0.00	14.74	180.00	14.74	91.81%
110-415-52110 POSTAGE BOX RENT ETC	0.00	49.00	245.00	49.00	80.00%
110-415-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	350.00	0.00	100.00%
110-415-52500 PROFESSIONAL SERVICES	0.00	565.75	0.00	1,065.75	0.00%
110-415-52600 REPAIR AND MAINTENANCE SERVICES	0.00	173.91	3,335.29	288.45	91.35%
110-415-52800 TRAVEL	0.00	0.00	250.00	0.00	100.00%
110-415-53100 OFFICE SUPPLIES AND MATERIALS	0.00	279.37	400.00	279.37	30.16%
110-415-55100 LIABILITY INSURANCE	0.00	0.00	3,341.00	0.00	100.00%
110-415-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	235.00	0.00	100.00%
<b>Total COURT Expenditures</b>	<b>0.00</b>	<b>13,830.56</b>	<b>94,754.39</b>	<b>23,972.31</b>	<b>74.70%</b>
<b>ENGINEERING Expenditures</b>					
110-420-51100 SALARIES	0.00	6,564.62	85,340.00	16,411.55	80.77%
110-420-51400 EMPLOYER CONTRIBUTIONS	0.00	502.18	6,528.51	1,255.45	80.77%
110-420-51420 HOSPITAL AND HEALTH INSURANCE	0.00	713.51	8,655.00	1,427.02	83.51%
110-420-51430 EMPLOYEE RETIREMENT PLAN	0.00	317.72	2,116.43	794.30	62.47%
110-420-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	90.00	0.00	100.00%
110-420-52110 POSTAGE BOX RENT ETC	0.00	0.00	15.00	0.00	100.00%
110-420-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	750.00	0.00	100.00%
110-420-52350 MEMBERSHIPS REGISTRATION FEES	0.00	(125.00)	655.00	(125.00)	119.08%
110-420-52540 ARCHITECTURAL AND ENGINEERING	0.00	0.00	10,000.00	0.00	100.00%
110-420-52600 REPAIR AND MAINTENANCE SERVICES	0.00	155.01	2,523.29	367.22	85.45%
110-420-52800 TRAVEL	0.00	0.00	100.00	0.00	100.00%
110-420-53100 OFFICE SUPPLIES AND MATERIALS	0.00	13.50	250.00	35.62	85.75%
110-420-55100 LIABILITY INSURANCE	0.00	0.00	3,341.00	0.00	100.00%
110-420-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	624.00	0.00	100.00%
110-420-57915 MS4	0.00	8,820.00	28,640.00	9,220.00	67.81%
<b>Total ENGINEERING Expenditures</b>	<b>0.00</b>	<b>16,961.54</b>	<b>149,628.23</b>	<b>29,386.16</b>	<b>80.36%</b>
<b>PLANNING Expenditures</b>					
110-425-51100 SALARIES	0.00	6,773.62	88,057.00	16,934.05	80.77%
110-425-51400 EMPLOYER CONTRIBUTIONS	0.00	518.18	6,736.36	1,295.45	80.77%
110-425-51420 HOSPITAL AND HEALTH INSURANCE	0.00	706.79	8,655.00	1,413.58	83.67%
110-425-51430 EMPLOYEE RETIREMENT PLAN	0.00	327.84	2,183.81	819.60	62.47%
110-425-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	117.00	0.00	100.00%
110-425-52110 POSTAGE BOX RENT ETC	0.00	0.00	175.00	0.00	100.00%
110-425-52310 PUBLICATION OF LEGAL NOTICES	0.00	104.60	600.00	182.10	69.65%
110-425-52350 MEMBERSHIPS REGISTRATION FEES	0.00	441.75	1,795.00	441.75	75.39%
110-425-52500 PROFESSIONAL SERVICES	0.00	6,220.00	700.00	6,220.00	(788.57%)
110-425-52540 ARCHITECTURAL AND ENGINEERING	0.00	6,052.02	96,000.00	6,052.02	93.70%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-425-52570 PLANNING AND ZONING SERVICES	0.00	0.00	100.00	0.00	100.00%
110-425-52600 REPAIR AND MAINTENANCE SERVICES	0.00	155.01	2,348.29	367.22	84.36%
110-425-52800 TRAVEL	0.00	0.00	2,000.00	0.00	100.00%
110-425-53100 OFFICE SUPPLIES AND MATERIALS	0.00	563.67	1,200.00	585.79	51.18%
110-425-55100 LIABILITY INSURANCE	0.00	0.00	3,341.00	0.00	100.00%
110-425-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	622.00	0.00	100.00%
110-425-57800 MOVING EXPENSES	0.00	0.00	0.00	1,260.70	0.00%
110-425-57920 REIMBURSABLE ENGINEER SERVICE	0.00	145.00	1,000.00	540.00	46.00%
<b>Total PLANNING Expenditures</b>	<b>0.00</b>	<b>22,008.48</b>	<b>215,630.46</b>	<b>36,112.26</b>	<b>83.25%</b>
<b>CODES Expenditures</b>					
110-428-51100 SALARIES	0.00	7,233.14	94,774.00	18,069.78	80.93%
110-428-51370 CODES UNIFORMS	0.00	0.00	250.00	0.00	100.00%
110-428-51400 EMPLOYER CONTRIBUTIONS	0.00	553.34	7,250.21	1,382.36	80.93%
110-428-51420 HOSPITAL AND HEALTH INSURANCE	0.00	1,427.02	17,309.00	2,854.04	83.51%
110-428-51430 EMPLOYEE RETIREMENT PLAN	0.00	350.08	2,276.00	874.56	61.57%
110-428-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	210.00	0.00	100.00%
110-428-52110 POSTAGE BOX RENT ETC	0.00	0.00	98.00	0.00	100.00%
110-428-52350 MEMBERSHIPS REGISTRATION FEES	0.00	165.00	205.00	245.00	(19.51%)
110-428-52500 PROFESSIONAL SERVICES	0.00	156.00	0.00	156.00	0.00%
110-428-52540 ARCHITECTURAL AND ENGINEERING	0.00	0.00	2,500.00	0.00	100.00%
110-428-52600 REPAIR AND MAINTENANCE SERVICES	0.00	159.99	3,465.29	372.19	89.26%
110-428-52610 REPAIR AND MAINTENANCE MOTOR	0.00	340.00	200.00	344.49	(72.25%)
110-428-52800 TRAVEL	0.00	0.00	550.00	0.00	100.00%
110-428-53100 OFFICE SUPPLIES AND MATERIALS	0.00	303.55	1,000.00	325.66	67.43%
110-428-53310 VEHICLE GAS	0.00	96.00	1,980.00	195.00	90.15%
110-428-55100 LIABILITY INSURANCE	0.00	0.00	3,731.00	0.00	100.00%
110-428-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	2,300.00	0.00	100.00%
110-428-59000 CAPITAL OUTLAY	0.00	922.11	16,600.00	922.11	94.45%
<b>Total CODES Expenditures</b>	<b>0.00</b>	<b>11,706.23</b>	<b>154,698.50</b>	<b>25,741.19</b>	<b>83.36%</b>
<b>POLICE Expenditures</b>					
110-430-51100 SALARIES	0.00	24,176.08	434,353.00	57,365.75	86.79%
110-430-51130 OVERTIME SALARIES	0.00	505.61	5,500.00	997.56	81.86%
110-430-51360 POLICE CLOTHING/UNIFORMS	0.00	(1,000.50)	9,500.00	(473.53)	104.98%
110-430-51400 EMPLOYER CONTRIBUTIONS	0.00	1,881.23	33,228.00	4,457.89	86.58%
110-430-51420 HOSPITAL AND HEALTH INSURANCE	0.00	4,980.57	86,546.50	8,487.28	90.19%
110-430-51430 EMPLOYEE RETIREMENT PLAN	0.00	1,180.53	10,623.15	2,810.70	73.54%
110-430-51470 UNEMPLOYMENT INSURANCE	0.00	28.88	900.00	35.74	96.03%
110-430-52000 CONTRACTUAL SERVICES	0.00	0.00	8,000.00	2,000.00	75.00%
110-430-52110 POSTAGE BOX RENT ETC	0.00	49.00	150.00	49.00	67.33%
110-430-52200 PRINTING/DUPLICATION	0.00	0.00	2,000.00	0.00	100.00%
110-430-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	100.00	0.00	100.00%
110-430-52350 MEMBERSHIPS REGISTRATION FEES	0.00	350.00	3,158.00	1,435.00	54.56%
110-430-52355 TRAINING AND AMMUNITION	0.00	325.00	5,690.00	335.00	94.11%
110-430-52360 PUBLIC RELATIONS/SPECIAL EVENTS	0.00	0.00	1,150.00	0.00	100.00%
110-430-52400 CELLULAR TELEPHONE	0.00	64.10	770.00	128.20	83.35%
110-430-52450 TELEPHONE AND OTHER	0.00	279.45	4,154.00	527.45	87.30%
110-430-52500 PROFESSIONAL SERVICES	0.00	626.00	2,370.00	926.00	60.93%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-430-52590 EMERGENCY NOTIFICATION	0.00	0.00	2,596.00	0.00	100.00%
110-430-52600 REPAIR AND MAINTENANCE SERVICES	0.00	87.85	6,773.29	3,250.12	52.02%
110-430-52610 REPAIR AND MAINTENANCE MOTOR	0.00	935.78	20,000.00	3,087.25	84.56%
110-430-52800 TRAVEL	0.00	1,058.90	2,650.00	1,058.90	60.04%
110-430-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	2,000.00	0.00	100.00%
110-430-53110 EVIDENCE SUPPLIES & EQUIPMENT	0.00	0.00	500.00	0.00	100.00%
110-430-53290 OTHER OPERATING SUPPLIES	0.00	556.19	500.00	1,156.72	(131.34%)
110-430-53310 VEHICLE GAS	0.00	931.91	24,750.00	1,929.68	92.20%
110-430-55100 LIABILITY INSURANCE	0.00	0.00	21,395.00	0.00	100.00%
110-430-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	18,177.00	0.00	100.00%
110-430-59000 CAPITAL OUTLAY	0.00	31,211.39	35,750.00	31,211.39	12.70%
<b>Total POLICE Expenditures</b>	<b>0.00</b>	<b>68,227.97</b>	<b>743,283.94</b>	<b>120,776.10</b>	<b>83.75%</b>
<b>FIRE Expenditures</b>					
110-440-52000 CONTRACTUAL SERVICES	0.00	14,151.13	168,325.00	28,302.26	83.19%
<b>Total FIRE Expenditures</b>	<b>0.00</b>	<b>14,151.13</b>	<b>168,325.00</b>	<b>28,302.26</b>	<b>83.19%</b>
<b>STREET Expenditures</b>					
110-450-51100 SALARIES	0.00	10,000.45	136,112.00	25,644.85	81.16%
110-450-51130 OVERTIME SALARIES	0.00	0.00	1,300.00	438.82	66.24%
110-450-51350 PUBLIC WORKS UNIFORMS	0.00	0.00	1,560.00	12.99	99.17%
110-450-51400 EMPLOYER CONTRIBUTIONS	0.00	771.95	10,412.57	2,002.32	80.77%
110-450-51420 HOSPITAL AND HEALTH INSURANCE	0.00	1,468.39	17,309.00	2,936.78	83.03%
110-450-51430 EMPLOYEE RETIREMENT PLAN	0.00	426.59	2,960.33	1,073.92	63.72%
110-450-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	450.00	1.64	99.64%
110-450-52000 CONTRACTUAL SERVICES	0.00	0.00	8,787.25	8,787.25	0.00%
110-450-52100 COMMUNICATION AND	0.00	0.00	350.00	0.00	100.00%
110-450-52350 MEMBERSHIPS REGISTRATION FEES	0.00	439.00	1,120.00	439.00	60.80%
110-450-52410 ELECTRIC	0.00	30.65	1,000.00	58.97	94.10%
110-450-52420 WATER	0.00	0.00	360.00	0.00	100.00%
110-450-52470 STREET LIGHTING (ELECTRIC AND	0.00	304.17	4,320.00	603.47	86.03%
110-450-52490 SNOW REMOVAL	0.00	0.00	7,500.00	0.00	100.00%
110-450-52600 REPAIR AND MAINTENANCE SERVICES	0.00	87.85	2,023.29	218.21	89.22%
110-450-52610 REPAIR AND MAINTENANCE MOTOR	0.00	(81.23)	4,800.00	697.48	85.47%
110-450-52620 REPAIR AND MAINTENANCE OTHER	0.00	286.03	4,000.00	318.98	92.03%
110-450-52640 REPAIR AND MAINTENANCE TRAFFIC	0.00	0.00	200.00	0.00	100.00%
110-450-52650 REPAIR AND MAINTENANCE	0.00	0.00	1,100.00	0.00	100.00%
110-450-52660 REPAIR AND MAINTENANCE BUILDINGS	0.00	12.99	500.00	12.99	97.40%
110-450-52800 TRAVEL	0.00	0.00	700.00	0.00	100.00%
110-450-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	100.00	0.00	100.00%
110-450-53120 SMALL ITEMS OF EQUIPMENT	0.00	53.97	2,500.00	179.95	92.80%
110-450-53310 VEHICLE GAS	0.00	480.48	7,000.00	978.57	86.02%
110-450-53420 SIGN PARTS AND SUPPLIES	0.00	148.38	1,000.00	237.00	76.30%
110-450-55100 LIABILITY INSURANCE	0.00	0.00	6,944.00	0.00	100.00%
110-450-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	2,933.00	0.00	100.00%
110-450-59000 CAPITAL OUTLAY	0.00	0.00	4,250.00	0.00	100.00%
110-450-59320 DRAINAGE IMPROVEMENT	0.00	2,000.00	4,000.00	2,000.00	50.00%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>16,429.67</b>	<b>235,591.44</b>	<b>46,643.19</b>	<b>80.20%</b>

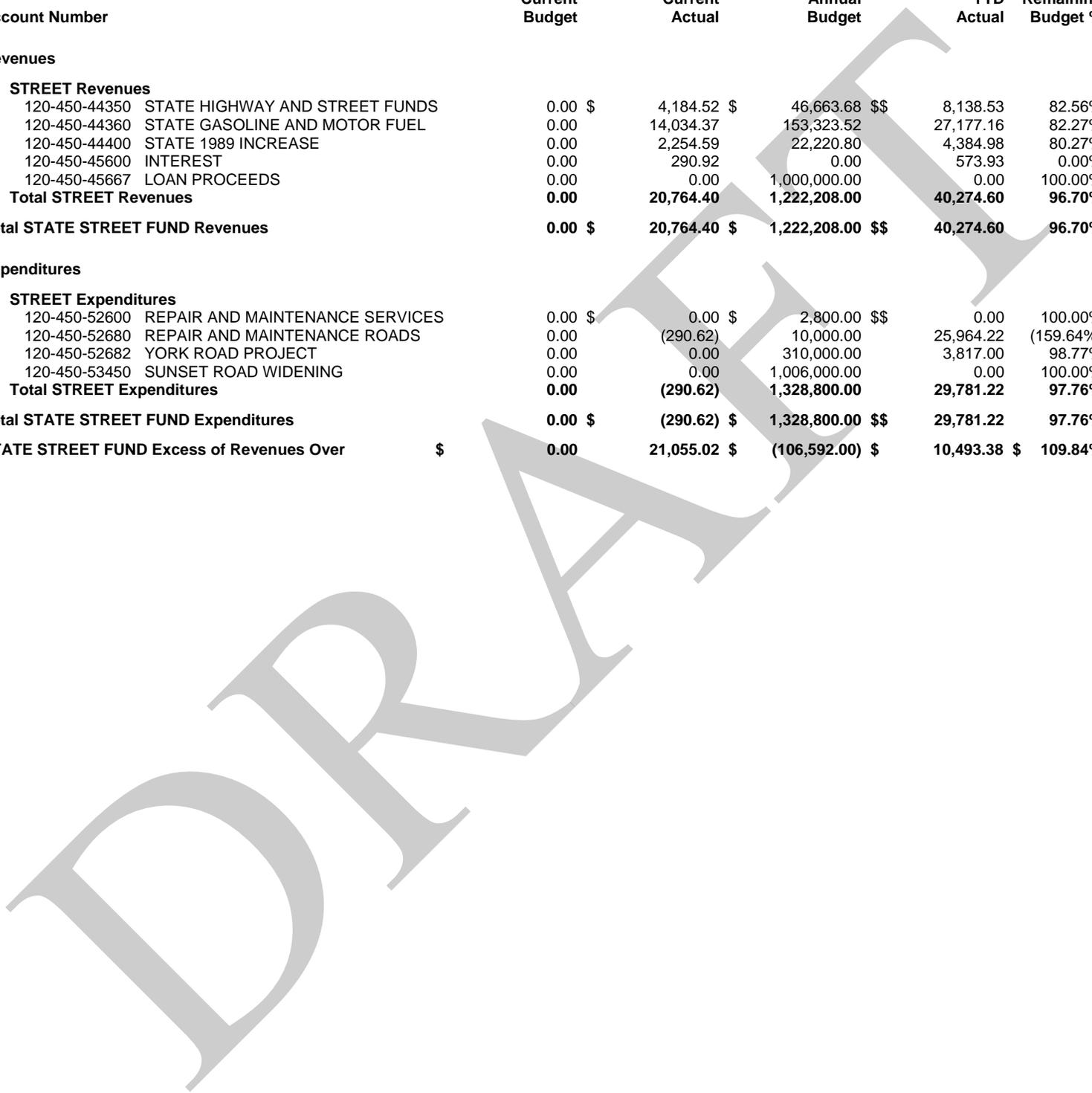
**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>BUILDING Expenditures</b>					
110-460-51100 SALARIES	0.00	300.66	8,590.40	1,015.15	88.18%
110-460-51400 EMPLOYER CONTRIBUTIONS	0.00	22.99	657.17	77.65	88.18%
110-460-51470 UNEMPLOYMENT INSURANCE	0.00	3.00	85.90	10.14	88.20%
110-460-52410 ELECTRIC	0.00	3,064.97	42,000.00	5,963.66	85.80%
110-460-52420 WATER	0.00	3,139.73	2,800.00	4,847.29	(73.12%)
110-460-52440 GAS	0.00	42.31	500.00	84.62	83.08%
110-460-52450 TELEPHONE AND OTHER	0.00	1,110.35	14,400.00	2,248.60	84.38%
110-460-52600 REPAIR AND MAINTENANCE SERVICES	0.00	2,030.92	15,064.00	2,784.41	81.52%
110-460-52650 REPAIR AND MAINTENANCE	0.00	21.27	4,675.00	405.15	91.33%
110-460-53200 JANITORIAL SUPPLIES	0.00	130.00	5,150.00	351.86	93.17%
110-460-53230 LANDSCAPING	0.00	0.00	4,000.00	0.00	100.00%
110-460-55100 LIABILITY INSURANCE	0.00	0.00	6,456.00	0.00	100.00%
110-460-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	398.00	0.00	100.00%
110-460-59000 CAPITAL OUTLAY	0.00	0.00	23,045.00	7,985.00	65.35%
<b>Total BUILDING Expenditures</b>	<b>0.00</b>	<b>9,866.20</b>	<b>127,821.47</b>	<b>25,773.53</b>	<b>79.84%</b>
<b>Total GENERAL FUND Expenditures</b>	<b>0.00 \$</b>	<b>205,173.15 \$</b>	<b>2,342,688.21 \$\$</b>	<b>414,818.01</b>	<b>82.29%</b>
<b>GENERAL FUND Excess of Revenues Over Expenditures \$</b>	<b>0.00</b>	<b>20,525.22 \$</b>	<b>288,249.79 \$</b>	<b>119,302.14 \$</b>	<b>58.61%</b>

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**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
*Revised Budget*  
**For STATE STREET FUND (120)**  
**For the Fiscal Period 2017-2 Ending August 31, 2016**

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>STREET Revenues</b>					
120-450-44350 STATE HIGHWAY AND STREET FUNDS	0.00 \$	4,184.52 \$	46,663.68 \$\$	8,138.53	82.56%
120-450-44360 STATE GASOLINE AND MOTOR FUEL	0.00	14,034.37	153,323.52	27,177.16	82.27%
120-450-44400 STATE 1989 INCREASE	0.00	2,254.59	22,220.80	4,384.98	80.27%
120-450-45600 INTEREST	0.00	290.92	0.00	573.93	0.00%
120-450-45667 LOAN PROCEEDS	0.00	0.00	1,000,000.00	0.00	100.00%
<b>Total STREET Revenues</b>	<b>0.00</b>	<b>20,764.40</b>	<b>1,222,208.00</b>	<b>40,274.60</b>	<b>96.70%</b>
<b>Total STATE STREET FUND Revenues</b>	<b>0.00 \$</b>	<b>20,764.40 \$</b>	<b>1,222,208.00 \$\$</b>	<b>40,274.60</b>	<b>96.70%</b>
<b>Expenditures</b>					
<b>STREET Expenditures</b>					
120-450-52600 REPAIR AND MAINTENANCE SERVICES	0.00 \$	0.00 \$	2,800.00 \$\$	0.00	100.00%
120-450-52680 REPAIR AND MAINTENANCE ROADS	0.00	(290.62)	10,000.00	25,964.22	(159.64%)
120-450-52682 YORK ROAD PROJECT	0.00	0.00	310,000.00	3,817.00	98.77%
120-450-53450 SUNSET ROAD WIDENING	0.00	0.00	1,006,000.00	0.00	100.00%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>(290.62)</b>	<b>1,328,800.00</b>	<b>29,781.22</b>	<b>97.76%</b>
<b>Total STATE STREET FUND Expenditures</b>	<b>0.00 \$</b>	<b>(290.62) \$</b>	<b>1,328,800.00 \$\$</b>	<b>29,781.22</b>	<b>97.76%</b>
<b>STATE STREET FUND Excess of Revenues Over</b>	<b>\$ 0.00</b>	<b>21,055.02 \$</b>	<b>(106,592.00) \$</b>	<b>10,493.38 \$</b>	<b>109.84%</b>



**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For IMPACT FEE (125)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
125-410-45600 INTEREST	0.00 \$	2,995.68 \$	5,000.00 \$\$	5,909.23	(18.18%)
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>2,995.68</b>	<b>5,000.00</b>	<b>5,909.23</b>	<b>(18.18%)</b>
<b>ENGINEERING Revenues</b>					
125-420-44515 IMPACT FEES	0.00	68,328.00	569,400.00	150,891.00	73.50%
125-420-44517 IMPACT FEE-25%	0.00	22,776.00	189,800.00	50,297.00	73.50%
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>91,104.00</b>	<b>759,200.00</b>	<b>201,188.00</b>	<b>73.50%</b>
<b>Total IMPACT FEE Revenues</b>	<b>0.00 \$</b>	<b>94,099.68 \$</b>	<b>764,200.00 \$\$</b>	<b>207,097.23</b>	<b>72.90%</b>
<b>Expenditures</b>					
<b>STREET Expenditures</b>					
125-450-53450 SUNSET ROAD WIDENING	0.00 \$	0.00 \$	3,270,000.00 \$\$	0.00	100.00%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>3,270,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total IMPACT FEE Expenditures</b>	<b>0.00 \$</b>	<b>0.00 \$</b>	<b>3,270,000.00 \$\$</b>	<b>0.00</b>	<b>100.00%</b>
<b>IMPACT FEE Excess of Revenues Over Expenditures</b>	<b>\$ 0.00</b>	<b>94,099.68 \$</b>	<b>(2,505,800.00) \$</b>	<b>207,097.23 \$</b>	<b>108.26%</b>

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**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For DRUG FUND (127)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
127-410-45600 INTEREST	0.00 \$	5.50 \$	0.00 \$\$	15.68	0.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>5.50</b>	<b>0.00</b>	<b>15.68</b>	<b>0.00%</b>
<b>POLICE Revenues</b>					
127-430-46010 DRUG FINES	0.00	0.00	1,000.00	0.00	100.00%
<b>Total POLICE Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total DRUG FUND Revenues</b>	<b>0.00 \$</b>	<b>5.50 \$</b>	<b>1,000.00 \$\$</b>	<b>15.68</b>	<b>98.43%</b>
<b>Expenditures</b>					
<b>POLICE Expenditures</b>					
127-430-59000 CAPITAL OUTLAY	0.00 \$	10,174.98 \$	9,000.00 \$\$	10,174.98	(13.06%)
<b>Total POLICE Expenditures</b>	<b>0.00</b>	<b>10,174.98</b>	<b>9,000.00</b>	<b>10,174.98</b>	<b>(13.06%)</b>
<b>Total DRUG FUND Expenditures</b>	<b>0.00 \$</b>	<b>10,174.98 \$</b>	<b>9,000.00 \$\$</b>	<b>10,174.98</b>	<b>(13.06%)</b>
<b>DRUG FUND Excess of Revenues Over Expenditures</b>	<b>\$ 0.00</b>	<b>(10,169.48) \$</b>	<b>(8,000.00) \$</b>	<b>(10,159.30) \$</b>	<b>(26.99%)</b>

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**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For ADEQUATE FACILITIES TAX (130)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
130-410-45600 INTEREST	0.00 \$	1,979.79 \$	10,000.00 \$\$	3,827.85	61.72%
130-410-45660 OPERATING TRANSFERS	0.00	0.00	0.00	(446,850.00)	0.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>1,979.79</b>	<b>10,000.00</b>	<b>(443,022.15)</b>	<b>4530.22%</b>
<b>ENGINEERING Revenues</b>					
130-420-42930 GENERAL AND SPECIAL PRIVILEGE TAX	0.00	80,149.00	637,800.00	181,441.00	71.55%
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>80,149.00</b>	<b>637,800.00</b>	<b>181,441.00</b>	<b>71.55%</b>
<b>Total ADEQUATE FACILITIES TAX Revenues</b>	<b>0.00 \$</b>	<b>82,128.79 \$</b>	<b>647,800.00 \$\$</b>	<b>(261,581.15)</b>	<b>140.38%</b>
<b>ADEQUATE FACILITIES TAX Excess of Revenues Over \$</b>	<b>0.00</b>	<b>82,128.79 \$</b>	<b>647,800.00 \$</b>	<b>(261,581.15) \$</b>	<b>140.38%</b>

DRAFT

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For WILLIAMSON COUNTY 30% TAX (135)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
135-410-44525 WILLIAMSON COUNTY 30% SCHOOL TAX	0.00 \$	7,669.84 \$	108,000.00 \$\$	17,574.89	83.73%
135-410-45600 INTEREST	0.00	139.06	500.00	273.81	45.24%
135-410-45691 SMALL TOWN CONNECTION GRANT	0.00	0.00	909,600.00	0.00	100.00%
135-410-45692 SRTS GRANT	0.00	0.00	215,160.00	0.00	100.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>7,808.90</b>	<b>1,233,260.00</b>	<b>17,848.70</b>	<b>98.55%</b>
<b>Total WILLIAMSON COUNTY 30% TAX Revenues</b>	<b>0.00 \$</b>	<b>7,808.90 \$</b>	<b>1,233,260.00 \$\$</b>	<b>17,848.70</b>	<b>98.55%</b>
<b>Expenditures</b>					
<b>GENERAL GOVERNMENT Expenditures</b>					
135-410-59110 PARK WALKWAY TRAIL	0.00 \$	0.00 \$	211,403.00 \$\$	500.00	99.76%
135-410-59111 TRANSPROTATION ENHANCEMENT	0.00	2,540.00	1,100,630.00	2,540.00	99.77%
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>2,540.00</b>	<b>1,312,033.00</b>	<b>3,040.00</b>	<b>99.77%</b>
<b>Total WILLIAMSON COUNTY 30% TAX Expenditures</b>	<b>0.00 \$</b>	<b>2,540.00 \$</b>	<b>1,312,033.00 \$\$</b>	<b>3,040.00</b>	<b>99.77%</b>
<b>WILLIAMSON COUNTY 30% TAX Excess of Revenues Over \$</b>	<b>0.00</b>	<b>5,268.90 \$</b>	<b>(78,773.00) \$</b>	<b>14,808.70 \$</b>	<b>118.80%</b>

DRAFT

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget  
 For DEBT SERVICE (140)  
 For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
140-410-45600 INTEREST	0.00 \$	884.14 \$	2,000.00 \$\$	1,496.32	25.18%
140-410-45660 OPERATING TRANSFERS	0.00	0.00	502,850.00	446,850.00	11.14%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>884.14</b>	<b>504,850.00</b>	<b>448,346.32</b>	<b>11.19%</b>
<b>Total DEBT SERVICE Revenues</b>	<b>0.00 \$</b>	<b>884.14 \$</b>	<b>504,850.00 \$\$</b>	<b>448,346.32</b>	<b>11.19%</b>
<b>Expenditures</b>					
<b>GENERAL GOVERNMENT Expenditures</b>					
140-410-55350 DEBT SERVICE	0.00 \$	5,694.67 \$	502,850.00 \$\$	11,213.70	97.77%
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>5,694.67</b>	<b>502,850.00</b>	<b>11,213.70</b>	<b>97.77%</b>
<b>Total DEBT SERVICE Expenditures</b>	<b>0.00 \$</b>	<b>5,694.67 \$</b>	<b>502,850.00 \$\$</b>	<b>11,213.70</b>	<b>97.77%</b>
<b>DEBT SERVICE Excess of Revenues Over Expenditures</b> \$	<b>0.00</b>	<b>(4,810.53) \$</b>	<b>2,000.00 \$</b>	<b>437,132.62</b>	<b>\$(21756.63%)</b>

DRAFT

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 9/27/2016 10:28am  
 Revised Budget

For the Fiscal Period 2017-2 Ending August 31, 2016

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	0.00 \$	431,389.78 \$	7,004,256.00 \$	986,121.53 \$	85.92%
Total Expenditures	0.00 \$	223,292.18 \$	8,765,371.21 \$	469,027.91 \$	94.65%
Total Excess of Revenues Over Expenditures	0.00 \$	208,097.60 \$	(1,761,115.21) \$	517,093.62 \$	129.36%

DRAFT

TOWN OF NOLENSVILLE  
POST OFFICE BOX 547  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION 16-30**

**A RESOLUTION TO RELEASE CK DEVELOPMENT FROM MAINTENANCE BONDING AND ACCEPT THE ROADS AND PUBLIC IMPROVEMENTS WITHIN BENT CREEK PHASE 6 SECTION 2A FOR MAINTENANCE**

**WHEREAS**, CK Development, developer of Bent Creek Phase 6 Section 2A, located on a portion of Warren Drive and a portion of Christmas Drive; and

**WHEREAS**, the developer has dedicated ownership of various roads and requested to be released from Maintenance Bonding with acceptance by the Town for maintenance of the public improvements on a portion of Warren Drive and a portion of Christmas Drive; and

**WHEREAS**, the Town of Nolensville Planning Commission met on September 13<sup>th</sup>, 2016 and is in agreement to release the Maintenance Bond; and,

**NOW THEREFORE, BE IT RESOLVED** that CK Development is released from Maintenance Bonding for the roads as described above and the Town accepts public improvements for maintenance.

Section 1. A map is attached to this resolution for clarity.

**RESOLVED** this 6<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Kali Mogul, Town Recorder

Passed: \_\_\_\_\_



Jimmy W. Alexander  
Mayor



Jason Patrick  
Alderman

Brian Snyder  
Alderman

Larry Felts  
Alderman

Tommy Dugger  
Alderman

## Town Of Nolensville

Kali Mogul  
Town Recorder

### MEMORANDUM

TO: Sarah Sitterle, Town Planner

FROM: Don Swartz, Town Engineer *DS*

RE: Bent Creek, Phase 6, Section 2 release from maintenance

DATE: 8 September 2016

I have inspected the completed subdivision section referenced above. All work has been completed and is in satisfactory condition for the most part. There is a sidewalk section that has settled about one inch which poses a trip hazard. I have notified the developer's representative and informed him that his must be corrected prior to consideration of this request by the BOMA. He anticipates that this correction will take place within a few days.

TOWN OF NOLENSVILLE  
POST OFFICE BOX 547  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION 16-31**

**A RESOLUTION TO RELEASE SAF PROPERTIES FROM MAINTENANCE BONDING AND ACCEPT THE PUBLIC IMPROVEMENTS WITHIN ADDITION TO BRITTAIN DOWNS, PHASE 2 FOR MAINTENANCE**

**WHEREAS**, SAF Properties, developer of Addition to Brittain Downs, Phase 2, adjacent to a portion of Brittain Lane; and

**WHEREAS**, the developer has dedicated ownership of the public improvements and has requested to be released from Maintenance Bonding with acceptance by the Town for maintenance; and

**WHEREAS**, the Town of Nolensville Planning Commission met on September 13<sup>th</sup>, 2016 and is in agreement to release the Maintenance Bond;

**NOW THEREFORE, BE IT RESOLVED** that CK Development is released from Maintenance Bonding as described above and the Town accepts public improvements for maintenance.

Section 1. A map is attached to this resolution for clarity.

**RESOLVED** this 6<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Kali Mogul, Town Recorder

Passed: \_\_\_\_\_



Jimmy W. Alexander  
Mayor



Jason Patrick  
Alderman

Brian Snyder  
Alderman

Larry Felts  
Alderman

Tommy Dugger  
Alderman

## Town Of Nolensville

Kali Mogul  
Town Recorder

### MEMORANDUM

TO: Sarah Sitterle, Town Planner

FROM: Don Swartz, Town Engineer *DES*

RE: Brittain Downs Addition, Phase 2 release from maintenance

DATE: 8 September 2016

I have inspected the completed subdivision section referenced above. All work has been completed and is in satisfactory condition. I find this request acceptable for the Town's purposes.

BOARD OF MAYOR AND ALDERMEN  
TOWN OF NOLENSVILLE  
POST OFFICE BOX 547  
NOLENSVILLE, TN 37135

**RESOLUTION #16-32**

**A RESOLUTION TO DECLARE CERTAIN PROPERTY OF THE TOWN OF NOLENSVILLE SURPLUS AND PROVIDE THE AUTHORITY TO THE MAYOR TO DISPOSE OF OR SELL THE SURPLUS INVENTORY**

**WHEREAS**, Tennessee Code Annotated § Title 6-2-201, General Powers, Sub-Section (8), states the Board of Mayor and Aldermen has the authority to “Acquire or receive and hold, maintain, improve, sell, lease, mortgage, pledge or otherwise dispose of property, real or personal, and any estate or interest therein, within or without the municipality or state;” and

**WHEREAS**, the Town of Nolensville owns various equipment required for day to day operations; and

**WHEREAS**, over time some of the equipment has become worn and dilapidated and should be removed from service; and

**WHEREAS**, it has been acknowledged that it is in the best interest of the Town to surplus said equipment; and

**WHEREAS**, a list of items needing surplus is attached to this resolution and labeled as “Attachment A;”

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE AS FOLLOWS:**

Section 1. The items in “Attachment A” are declared surplus property. The Board directs the Mayor, and/or his designee, to dispose of or sell surplus inventory in accordance to Tennessee State Law.

Section 2. The Board further directs the Treasurer to delete this surplus property from the inventory of the Town once disposed of by the Mayor and/or his designee.

**RESOLVED** this 6<sup>th</sup>, day of October, 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Kali Mogul, Town Recorder

Passed: \_\_\_\_\_

**Attachment A**  
**General Inventory for Surplus**

<b>ITEM</b>	<b>MAKE</b>	<b>MODEL</b>	<b>SERIAL NUMBER</b>
Copier/Printer	Canon	NAS02013	JUOH1101

DRAFT

TOWN OF NOLENSVILLE  
POST OFFICE BOX 547  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION 16-33**

**A RESOLUTION TO ENTER INTO AN AGREEMENT WITH R&D ENTERPRISES,  
INCORPORATED FOR RIGHT-OF-WAY NEGOTIATION AND ACQUISITION  
SERVICES ASSOCIATED WITH THE SUNSET ROAD IMPROVEMENT PROJECT**

**WHEREAS**, due to growth and infrastructure needs, the Board of Mayor and Aldermen of the Town of Nolensville, Tennessee has determined that approximately 1.98 miles of Sunset Road must be improved to accommodate the increased travel on the road; and

**WHEREAS**, certain right-of-way and/or easements along Sunset Road must be acquired in order to complete the widening project; and

**WHEREAS**, the Town of Nolensville desires negotiation, appraisals and acquisition of said right-of-way and/or easements be performed by a professional firm with experience in this field; and

**WHEREAS**, the Town has assessed and interviewed various firms and determined that R&D Enterprises, Incorporated is best able and qualified to perform the duties as described in the attached agreement;

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE AS FOLLOWS:**

Section 1. The Mayor is authorized to enter into an agreement with R&D Enterprises, Incorporated and to utilize funds budgeted for the Sunset Road improvement project.

Section 2. The contract is attached to and made part of this resolution.

**RESOLVED** this 6<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Kali Mogul, Town Recorder

Passed: \_\_\_\_\_

# R & D ENTERPRISES, INC.

P O Box 3186  
Clarksville, TN 37043

(931) 249-1281 (931) 980-5962

## PROFESSIONAL SERVICES CONSULTANT AGREEMENT

THIS Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the **Town of Nolensville, Tennessee**, with offices at 7218 Nolensville Road, Nolensville, Tennessee 37135 (hereinafter called the "**TOWN**"), and **R & D Enterprises, Inc.** with offices at 4301 Old Clarksville Pike, Clarksville, Tennessee 37043, (hereinafter called the "**CONSULTANT**").

### EMPLOYMENT OF CONSULTANT

The **TOWN** retains the **CONSULTANT** to perform services in accordance with the terms, conditions, and stipulations hereinafter as stated in the **SCOPE OF SERVICES**.

### PROJECT DESCRIPTION

The **PROJECT** includes the **APPRAISAL** and **ACQUISITION** of right-of-way and/or easements for the Sunset Road Widening Project in Nolensville, Williamson County, Tennessee.

### SCOPE OF SERVICES

The **CONSULTANT** shall render in a satisfactory and proper manner to the **TOWN** the **SERVICES** for the project area as described above. All **SERVICES** will be rendered in accordance with **TDOT** Standards and are specifically detailed in the attached "**EXHIBIT A**".

### COMPENSATION

For the performance of the **SERVICES** set forth above the **TOWN** shall compensate the **CONSULTANT** for all costs, charges, and expenses incurred by the **CONSULTANT** in the performance of the **SERVICES** on a per tract basis as detailed in the attached "**EXHIBIT A**" and made a part of this Agreement. If additional services are requested, a breakdown of each specific task is outlined in the attached "**EXHIBIT A**". Payment shall be made for each Appraisal when completed and approved by the **TOWN**. Payment shall be made on a per tract basis for negotiations after a Purchase Agreement or Condemnation recommendation is delivered to the Town's office.

### SCHEDULE

Once a Notice to Proceed has been issued, the **CONSULTANT** shall complete the **SERVICES** within a timely manner after receipt of the Appraisal and/or the approved value for each tract.

Page 1 of 6

**R & D Enterprises, Inc.**  
*Right of Way / Relocation Consulting Services*

*Right of Way / Relocation Consulting Services*

## PAYMENT

The **CONSULTANT** shall prepare and submit to the **TOWN** at the end of each monthly period, invoices for tracts which have been completed and accepted by the **TOWN** in such period. These invoices shall be in a form acceptable to the **TOWN** and the **TOWN** will issue payment to the **CONSULTANT** within thirty (30) days of receipt of invoice.

## INDEPENDENT CONTRACTOR

The **CONSULTANT** represents that it has, or will secure, at its own expense, all personnel required in performing the **SERVICES** under this Agreement. Such personnel shall not be employees of, nor have any contractual relationship with the **TOWN**. The **CONSULTANT**, consistent with its status as an independent contractor, further agrees that its personnel will not hold themselves out as, nor claim to be, officers or employees of THE **TOWN** by reason of the Agreement.

## INSURANCE

The **SUBCONSULTANT** shall effect and maintain the following insurance coverage at his own cost and expense:

### A. Professional Liability Insurance

Coverage to include **CONSULTANT'S** legal liability for damages arising out of **CONSULTANT** professional **SERVICES** on this **PROJECT**, with Limits of Liability in the amount of at \$1,000,000.

The **CONSULTANT** shall furnish the **TOWN** with a certificate of insurance showing that the **CONSULTANT** has complied with this Article, and the certificate shall provide that thirty (30) days written notification of material change in the coverage or limits or cancellation of the policies shall be given to **TOWN**.

## IDEMNITY

The **CONSULTANT** shall indemnify, defend, and hold harmless the **TOWN** from and against any and all claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability to the extent caused by the negligent acts, errors, or omissions of the **CONSULTANTS**, its officers, employees, agents, or representatives in the performance of **SERVICES** under this Agreement.

The **TOWN** may request the **CONSULTANT** to perform extra services not covered by the **SCOPE OF SERVICES** as previously set forth, and the **CONSULTANT** shall perform such extra services and will be compensated for such extra services when they are submitted in writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly. Fees for additional services are itemized in the attached Exhibit A.

The **TOWN** shall not be liable for payment of any extra services except upon such written amendment.

### DELAYS

The **CONSULTANT** shall perform its services with due diligence upon receipt of a written Notice to Proceed from the **TOWN** and the **TOWN** may authorize costs to be incurred prior to such written Notice to Proceed. In the event that performance of its **SERVICES** is delayed caused beyond the reasonable control of the **CONSULTANT**, and without the fault or negligence of the **CONSULTANT**, the time for the performance of the **SERVICES** may be equitably adjusted by written amendment to reflect the extent of such delay. The **CONSULTANT** shall provide the **TOWN** with written notice of delay within seven (7) calendar days of its occurrence, including therein a description of the delay and the steps contemplated or actually taken by the **CONSULTANT** to mitigate the effect of such delay.

### TERMINATION

This Agreement may be terminated by either party upon seven (7) days written notice in the event of failure to perform in accordance with the terms of this Agreement.

In the event of termination for fault, the **CONSULTANT** shall be compensated for all **SERVICES** satisfactorily performed and accepted by the **TOWN** and cost incurred up to the effective date of termination for which **CONSULTANT** has been previously compensated.

Upon receipt of notice of termination from the **TOWN**, the **CONSULTANT** shall discontinue the **SERVICES** unless otherwise directed and deliver to the **TOWN** all data, reports, estimates, summaries, and such other information and materials as may have been accumulated by the **CONSULTANT** in the performance of the **SERVICES** under this Agreement, whether completed or in process.

### OWNERSHIP OF DOCUMENTS

The parties hereto agree that the **TOWN** shall retain ownership of all files, summaries, other documents of the **CONSULTANT** furnished hereunder. The **CONSULTANT** will be permitted to retain reproducible copies of files, summaries and other documents for its files.

### SUCCESSORS AND ASSIGNS

The **CONSULTANT** shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without the prior written approval of the **TOWN**. Any unauthorized attempt thereat shall be void and unenforceable.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

### **NOTIFICATION**

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if served by Registered Mail addressed as follows:

**TO CITY:** Town of Nolensville  
7218 Nolensville Rd.  
Nolensville, Tennessee 37135  
Attention: Don Swartz, P.E.

**TO CONSULTANT:** R & D Enterprises, Inc.  
P.O. Box 3186  
Clarksville, Tennessee 37043  
Attention: Debra Rhemann

### **DISPUTES**

In an effort to resolve any conflicts that arise during the PROJECT or following the completion of the PROJECT the TOWN and the CONSULTANT agree that all disputes between them arising out of or relating to this Agreement or the PROJECT shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. Mediation shall be conducted and governed by the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time of the execution of this Agreement. The party requesting such mediation shall file notice of the demand for mediation in writing with the other party hereto and with the American Arbitration Association in the State of Tennessee (unless otherwise agreed by the parties). In no event shall the demand for mediation be made after the date when institution of an action at law or in equity based on such claim, dispute, or other matter in questions would be barred by the applicable statute of limitations.

The TOWN and the CONSULTANT further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the PROJECT and to require all independent contractors and consultants also to include a similar medication provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.

### **APPLICABLE LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

**EXTENT OF AGREEMENT**

This Agreement and the attachment(s) represent the entire and integrated agreement between the **TOWN** and the **CONSULTANT** and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this **PROJECT**.

**IN WITNESS WHEREOF**, this Agreement has been executed by the **TOWN** and the **CONSULTANT**, effective from the day and year first written above.

**TOWN OF NOLENSVILLE**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**CONSULTANT**

By: \_\_\_\_\_  
Ralph D. Rhemann, President

Date: \_\_\_\_\_

**“EXHIBIT A”**  
**SUNSET ROAD WIDENING PROJECT**  
**NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE**

“FEES” AND SERVICES ARE AS FOLLOWS:

ACQUISITION: <u>Per Tract:</u>	<u>\$1,300.00</u>
APPRAISAL: <u>Per Tract: 3 @</u>	<u>\$4,700.00</u>
APPRAISAL: <u>Per Tract 24 @</u>	<u>\$3,100.00</u>
RELOCATION (Business or Residential): <u>Per Tract:</u>	<u>\$3,500.00</u>
RELOCATION (Miscellaneous or Signs): <u>Per Tract:</u>	<u>\$1,400.00</u>

If applicable and project requires Business or Residential Relocations, an Acquisition Stage Relocation Plan included in the fee for Relocations will be required before any Offers are delivered.

The fees as listed per tract, are for Acquisitions, Appraisals, and Relocations from the current project plans received as of **6/15/2016** and will apply to tracts added for each Acquisition, Appraisal or Relocation due to future changes to this project.

TOWN OF NOLENSVILLE  
P.O. BOX 547  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION #16-34**

**A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN TO ADOPT A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTY KNOWN AS MAP 032, A PORTION OF PARCEL 00600 AND PROPERTY KNOWN AS MAP 057, PARCEL 00101 OF THE WILLIAMSON COUNTY, TENNESSEE TAX MAPS AT THE REQUEST OF PROPERTY OWNERS**

**WHEREAS**, the owners of the property described below have requested by petition that the Town of Nolensville, Tennessee, annex the following properties into the corporate limits of the Town of Nolensville:

A portion of property at 2183 Kidd Road known as Map 032, a portion of Parcel 00600 of the Williamson County, Tennessee tax maps containing approximately 176 acres (more or less); and property off of Fly Road known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps containing approximately 372.89 acres (more or less) as shown in the proposed Plan of Services in Exhibit A; and

**WHEREAS**, the Town of Nolensville Planning Commission voted unanimously on September 13, 2016 to forward this request for annexation and a proposed Plan of Services for the above referenced property to the Nolensville Board of Mayor and Aldermen; and

**WHEREAS**, this request for annexation is in accordance with the State of Tennessee Public Chapter No. 707, allowing such annexation with the written consent of the property owners by resolution of the Board of Mayor and Aldermen; and

**WHEREAS**, the Board of Mayor and Aldermen has held a public hearing on this resolution for annexation, including the Plan of Services for annexing this property referenced above on \_\_\_\_\_, 2016; and,

**NOW, THEREFORE, BE IT RESOLVED, THAT THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE HEREBY APPROVES THE PLAN OF SERVICE AND ANNEXATION OF THE AFOREMENTIONED PROPERTIES ILLUSTRATED IN EXHIBIT A AT THE REQUEST OF THE PROPERTY OWNERS.**

**RESOLVED** this 6th day of October, 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
Kali Mogul, Town Recorder

POS-MCFARLIN ROAD PROPERTY

**Resolution PC16-01**

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTIES REFERENCED AS MAP 032, A PORTION OF PARCEL 00600, AND MAP 057, PARCEL 00101 OF THE WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

**WHEREAS**, the property owners have made a request to the Town of Nolensville, Tennessee, to be annexed (Exhibit A);

**WHEREAS**, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

**WHEREAS**, the area to be annexed by this ordinance is included within the Urban Growth Area and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that estate residential zoning should be established for the area in order to be consistent with existing land use plan in the area; and

**WHEREAS**, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

**WHEREAS**, the proposed property being considered for annexation is located just south of the corporate limits of the Town of Nolensville, and is contiguous to the Town's corporate boundary and the proposed properties to be annexed are identified on the tax maps prepared for the Williamson County Property Assessor as being:

Map 032, a portion of Parcel 00600 and Map 057, Parcel 00101; Said parcels including an area of approximately 548.89 acres (more or less), see Exhibit A, attached;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE, TENNESSEE:**

**Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.**

**Location**

The proposed annexation area is located north of the present corporate limits and is contiguous to property that is inside the Corporate Limits of the Town of Nolensville.

## POS-MCFARLIN ROAD PROPERTY

The proposed annexed area contains a total of 548.89 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

### **Existing Land Use**

The McFarlin property contains a vacant dwelling and outbuildings. The NWC Investments V, LLC property contains several outbuildings on the property that are no longer in use.

### **Provision of Services to the Annexed Area**

#### **I. Water Service:**

The McFarlin Property is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. The NWC Investments V, LLC parcel is served by Metro Water and Sewer. An interlocal agreement is in place between both utility providers to ensure water service is available to each parcel. There is a possibility upon further negotiation with both providers that one of the utility entities may provide water services for both parcels.

#### **II. Sewer Service:**

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

#### **III. Police Protection:**

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

#### **IV. Fire Protection:**

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be

## POS-MCFARLIN ROAD PROPERTY

provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

### V. Emergency Medical Services:

No additional services or cost anticipated.

### VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

### VII. Road Maintenance:

Routine road maintenance service (paving, pot-hole repair, striping, signs, and R-O-W mowing) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

### VIII. Planning and Codes Oversight:

All planning, zoning, land development regulations, and building codes of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

### IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies.

Per the Nolensville Land Use Policy Plan and Map, the typical land use for the subject property would be low density residential, which would be consistent with

## POS-MCFARLIN ROAD PROPERTY

the Estate Residential (ER) district. The applicant has requested that the zoning classification be Suburban Residential (SR1), which is consistent with the zoning classification of surrounding parcels. The applicant has indicated that the SR1 classification complies with the Land Use Policies and long-range plan for this portion of the Town's Urban Growth Boundary. The applicant has also noted that the SR1 classification provides the appropriate zoning classification to support the desired and intended use of the parcels as a planned residential development containing a maximum gross density of 1.4 dwelling units per acre that will be compatible with surrounding land uses and will utilize available infrastructure while preserving natural features. The zoning map will be amended to the appropriate zoning district as determined with the approval of the annexation on the effective date of the resolution.

### **X. Code Enforcement:**

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

### **XI. Public Library:**

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

### **XII. Revenues (Taxes and Fees):**

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and impact fee for new construction. The annual tax bill for a \$300,000 residential structure is estimated to be \$113.00 under the current Town tax rate of \$0.15 per \$100 of assessed value.

### **XIII. Natural Gas:**

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the gas company, in accordance with the Franchise agreement.

### **XIV. Electric Service:**

The area to be annexed will receive electric service from Nashville Electric Service.

### **XV. Refuse Collection:**

POS-MCFARLIN ROAD PROPERTY

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

**XVI. Street Lighting:**

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

RESOLVED this 13<sup>th</sup> day of September, 2016

  
\_\_\_\_\_  
CHAIRMAN DOUGLAS RADLEY  
 Andrew Grosson  
\_\_\_\_\_  
SECRETARY ROBERT HAINES

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
TOWN ATTORNEY Robert J. Notestine, III

DRAFT

POS-MCFARLIN ROAD PROPERTY

**Exhibit A  
Annexation Exhibit**

August 9, 2016

Honorable Mayor Jimmy Alexander  
Town of Nolensville  
7218 Nolensville Rd  
P.O. Box 547  
Nolensville, TN 37135

**RE: Annexation Request – Town of Nolensville, TN  
Williamson Co. Tax Map 032, Parcel 00600**

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,

**Exhibit A  
Annexation Exhibit**



Addressee  
Regarding

Date  
Page 2 of 2

  
James N. McFarlin Family Trust

DRAFT

POS-MCFARLIN ROAD PROPERTY

**Exhibit A**  
**Annexation Exhibit**

August 9, 2016

Honorable Mayor Jimmy Alexander  
Town of Nolensville  
7218 Nolensville Rd  
P.O. Box 547  
Nolensville, TN 37135

**RE: Annexation Request – Town of Nolensville, TN**  
**Williamson Co. Tax Map 057, Parcel 00101**

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

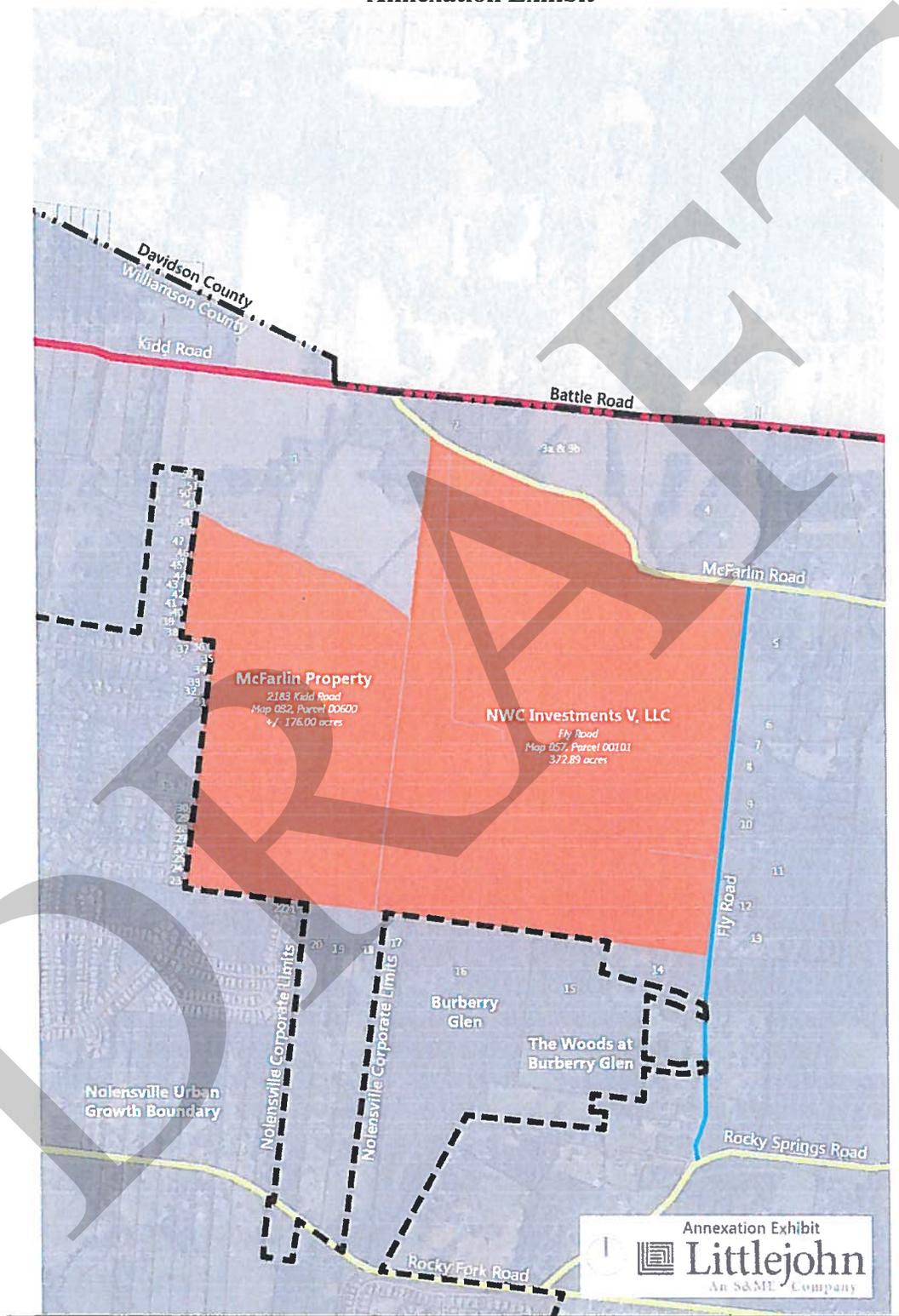
Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,

  
\_\_\_\_\_  
NWC Investments V, LLC

POS-MCFARLIN ROAD PROPERTY

Exhibit A  
Annexation Exhibit



Annexation Exhibit  
**Littlejohn**  
An S&ME Company

ORDINANCE #16-15

**AN ORDINANCE TO AMEND APPENDIX B OF ZONING ORDINANCE #04-09,  
OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO  
LANDSCAPE BUFFERING REQUIRED FOR STANDARD SUBDIVISIONS  
LOCATED ALONG ARTERIAL ROADS**

**WHEREAS**, the Town of Nolensville enacted Ordinance #98-22 in 1998, and subsequently, Ordinance #04-09 in 2004 amending the initial zoning ordinance of the Town of Nolensville; and

**WHEREAS**, the Town of Nolensville Planning Commission, on September 13, 2016, considered a proposed amendment and approved making recommendations to the Town of Nolensville Board of Mayor and Aldermen on amending Article B Landscaping, Buffering and Tree Protection of the zoning ordinance; and

**WHEREAS**, the Board of Mayor and Aldermen has conducted a public hearing \_\_\_\_\_, 2016 thereon;

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN**, that Zoning Ordinance #04-09 of the Town of Nolensville is hereby amended by revising said ordinance as follows:

Section 1. Appendix B Section 1.6.10

Under Standard Subdivisions, the section that reads as follows:

The required buffering shall be 100 feet between these lots and the R-O-W of all arterial streets; e.g. Nolensville, Sunset, Rocky Fork, Sam Donald, York, Clovercroft, Williams, Waller, and Kidd Roads).

**Shall be amended to read as follows:**

The required buffering shall be 100 feet **to include the minimum of Buffer Yard D without shrubs as depicted in illustrations found in Appendix B Section 1.6.10** between these lots and the R-O-W on all arterial streets; e.g. Nolensville, Sunset, Rocky Fork, Sam Donald, York, Clovercroft, Williams, Waller, and Kidd Roads.

Section 2. The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 3. The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Attest: \_\_\_\_\_  
Kali Mogul, Town Recorder

\_\_\_\_\_  
Jimmy Alexander, Mayor

Approved as to form and legality: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

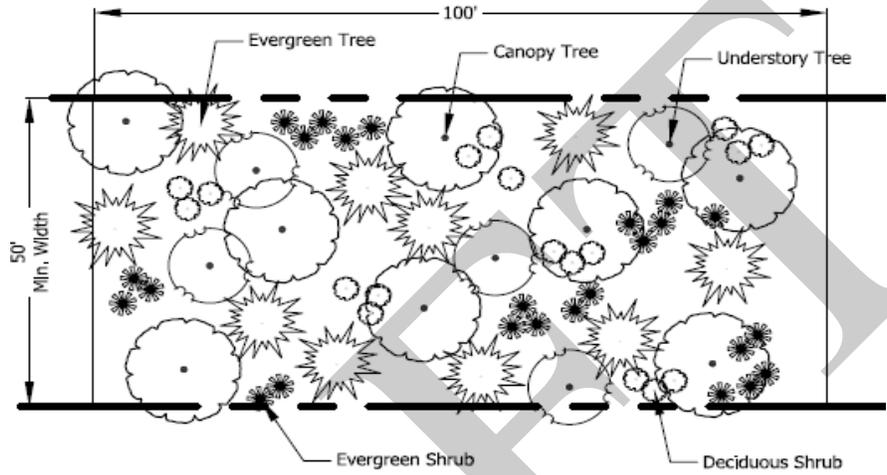
Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

**Exhibit—Ordinance 16-15**

**STANDARD D  
BUFFER YARD**  
50 FEET minimum width  
8 Canopy trees  
5 Understory trees  
10 Evergreen trees  
25 Evergreen shrubs  
15 Deciduous shrubs



**ORDINANCE #16-16**

**AN ORDINANCE TO APPROVE A P.U.D. CONCEPT PLAN IN NOLENSVILLE,  
TENNESSEE KNOWN AS MARKET SQUARE AND APPLY P.U.D OVERLAY ZONING  
TO THE PROPERTY**

**WHEREAS**, Article 2.2.10 B of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Aldermen to approve Planned Unit Development (P.U.D.) Overlay zoning for certain property in accordance with a P.U.D. Concept Plan recommended by the Planning Commission; and

**WHEREAS**, the Nolensville Planning Commission met on Tuesday, August 9, 2016 and approved, by majority vote, the recommendation of a P.U.D. with a residential component known as Nolensville Market Square P.U.D. Concept Plan; and

**WHEREAS**, the proposed Nolensville Market Square P.U.D. Concept Plan is situated on property known as Map 56, Parcel 58.02 and Map 56, Parcel 58.16 of the Williamson County, Tennessee property tax maps and is currently zoned Commercial Services (CS) with Commercial Corridor Overlay (CCO); and

**WHEREAS**, the Board of Mayor and Aldermen held a public hearing on \_\_\_\_\_, 2016 on the proposed Nolensville Market Square P.U.D. Concept Plan and application of P.U.D. overlay zoning to the aforementioned property;

**NOW THEREFORE, BE IT ORDAINED, BY THE BOARD OF MAYOR AND  
ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE:**

Section 1. The P.U.D. Concept Plan as recommended by the Planning Commission is approved with conditions recommended by the Nolensville Planning Commission referenced in Section 3.

Section 2. The P.U.D. overlay zoning is hereby applied to property known as Map 56, Parcel 58.02 and Map 56, Parcel 58.16 of the Williamson County, Tennessee property tax maps.

Section 3. The Board of Mayor and Aldermen require the following conditions, which have been recommended by the Planning Commission:

- a. Acceptance of the applicant's offer of an amenities plan to be included in the P.U.D. plan presented to the BOMA.
- b. Residential density will not exceed the current maximum permitted by the Town of Nolensville Zoning Ordinance of six (6) units per acre.

Section 4. Any additional conditions required by the Board of Mayor and Aldermen will be attached to and made part of this ordinance as Exhibit B.

This ordinance shall become effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Aldermen

\_\_\_\_\_  
Jimmy Alexander, Mayor

Attest: \_\_\_\_\_  
Kali Mogul, Town Recorder

Approved as to form and legality: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

DRAFT



**Nolensville Market Square  
PUD CONCEPT PLAN SUBMITTAL  
10.06.2016**



**LIST OF DRAWINGS:**

- A0 Cover Sheet - Perspective
- A1 Concept Rendered Plan
- C1 Civil Concept Site Layout Plan
- C2 Civil Site Grading and Drainage Plan
- C3 Proposed Public Road Section - Main Street A-A
- C4 Proposed Public Road Section - Main Street B-B
- A2 Site Elevation
- A3 Site Section with Line of Site
- A4 3D Views
- A5 Streetscape Rendering
- A6 Building F Rendering
- A7 Images of Concept Retaining Walls
- A8 Parking Examples
- A8 Economic Impact



# Nolensville Market Square

PUD CONCEPT PLAN SUBMITTAL 10.06.2016

**H M H A**  
**H. Michael Hindman**  
Architects, P.C.

1607 Westgate Circle, Suite 100  
Brentwood, Tennessee 37174  
615.370.3252 | www.hmharchitects.com



9/16/2016 5:20:20 PM



H. Michael Hindman  
Architects, P.C.

1077 Wagon Circle - Suite 100  
Brentwood, Tennessee 37027  
www.hmharchitects.com

**NOLENSVILLE  
MARKET  
SQUARE**  
Nolensville, TN

Mill Creek  
Property  
Development,  
LLC

9175 Carothers Parkway  
Franklin, Tennessee 37067



Revisions

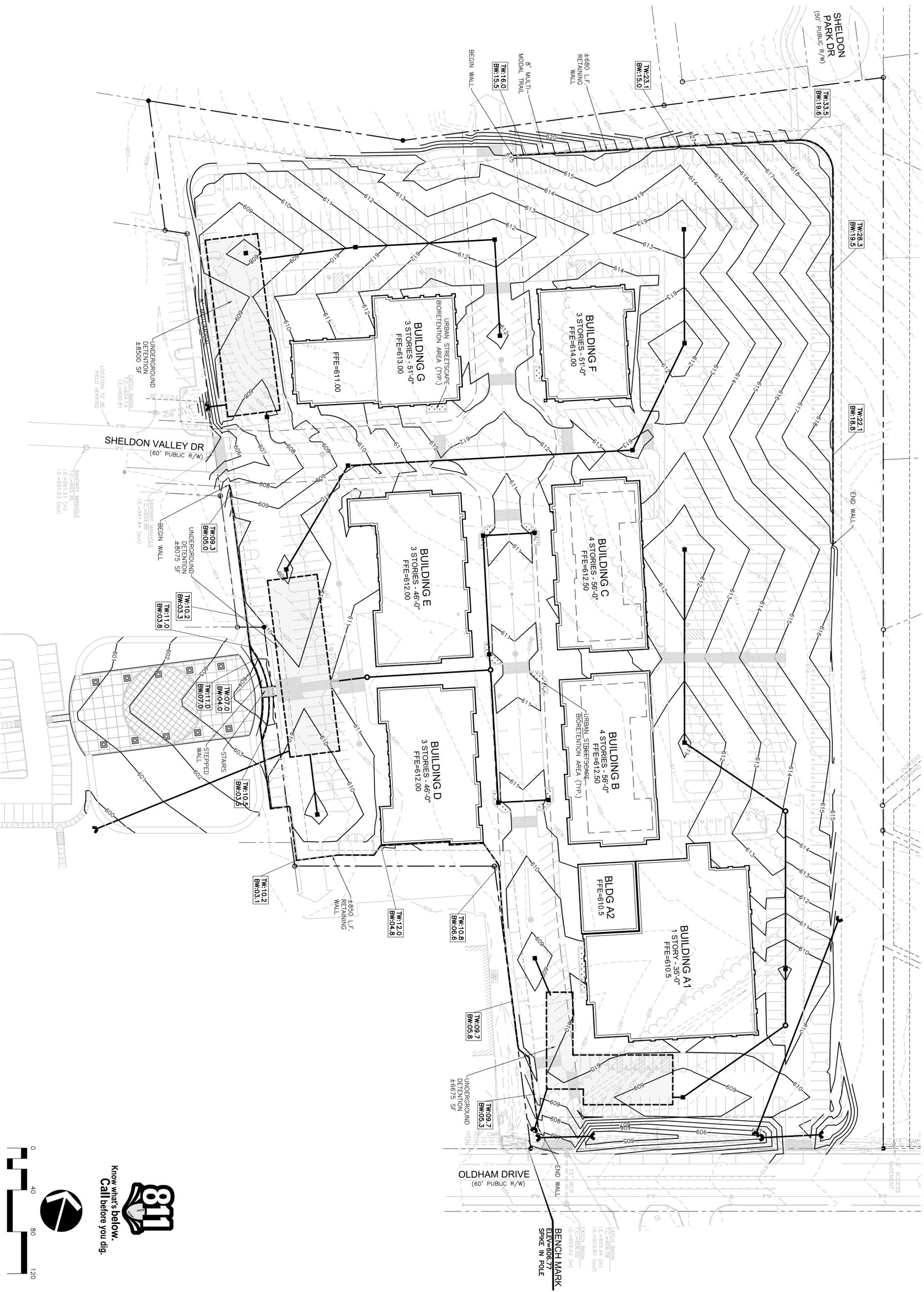
1	Revision	08.22.2016
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HMH Job Number  
15055  
Drawn By  
JCS  
Date  
10.06.2016  
Drawing  
Concept Rendered Plan

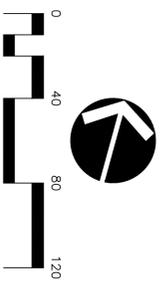
Rendered Site Plan  
1" = 40'-0"

**A1**





**811**  
 Know what's below.  
 Call before you dig.



H. Michael Hindman  
 Architects P.C.

1807 Westgate Circle - Suite 100  
 Brentwood, TN 37027  
 www.hmharchitects.com

**NOLENSVILLE  
 MARKET  
 SQUARE**  
 Nolensville, TN

**Mill Creek  
 Property  
 Development,  
 LLC**

9175 Carothers Parkway  
 Suite 110  
 Franklin, Tennessee 37067



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 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE 315 WOODLAND STREET  
 P.O. BOX 9009  
 NASHVILLE, TN 37206  
 (615) 244-4591

CHATTANOOGA 1410 COWART STREET  
 SUITE 200  
 CHATTANOOGA, TN 37408  
 (423) 990-9400

www.ragansmith.com

Revisions  
 REVISED 6.26.2016  
 REVISED 8.19.2016

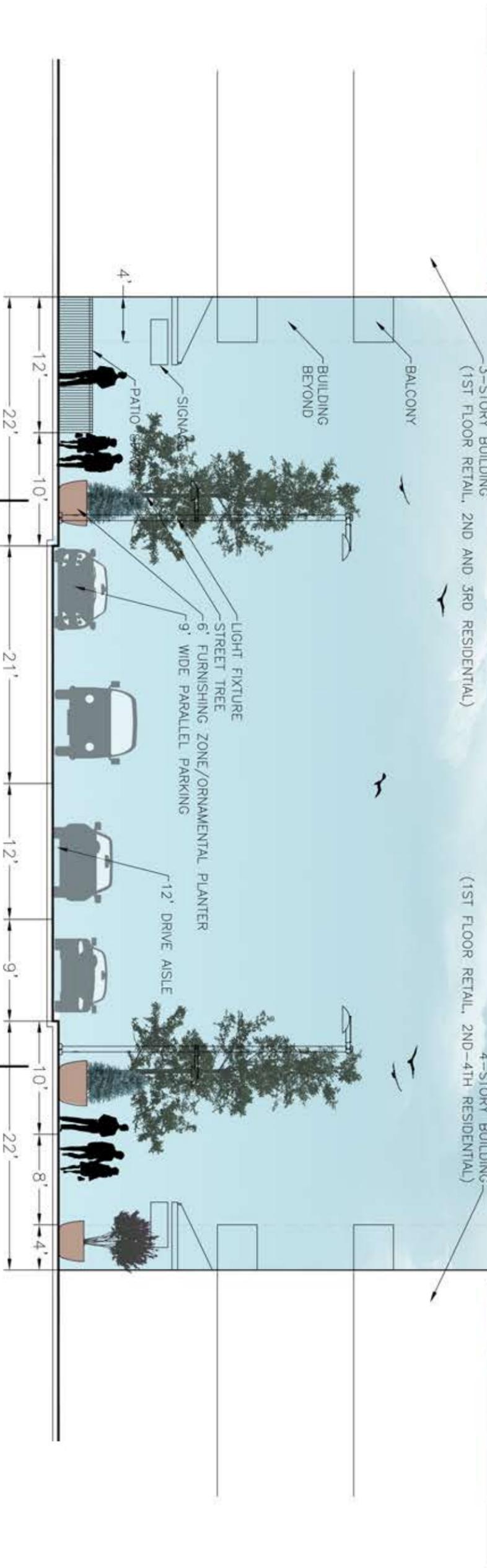
HMH Job Number  
 15055

Drawn By  
 B. SHRUM

Date  
 JULY 25, 2016

Drawing  
 SITE GRADING AND  
 DRAINAGE PLAN

**C2**



PAVER CROSSWALK

SECTION A-A



**NOLENSVILLE MARKET SQUARE**  
 NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC  
 NOLENSVILLE, TENNESSEE  
**MAIN STREET CROSS SECTION A-A**

DATE	JULY 25, 2016
DESIGNED:	S. BERNICK
DRAWN:	Z. SWAFFORD
SCALE:	1"=10'
JOB NO.	WK. ORDER
15154	0393

**RAGAN•SMITH**  
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NASHVILLE  
 215 VANCE AVE STEFFY  
 #10, 3RD FLOOR  
 NASHVILLE, TN 37203  
 615.259.4444

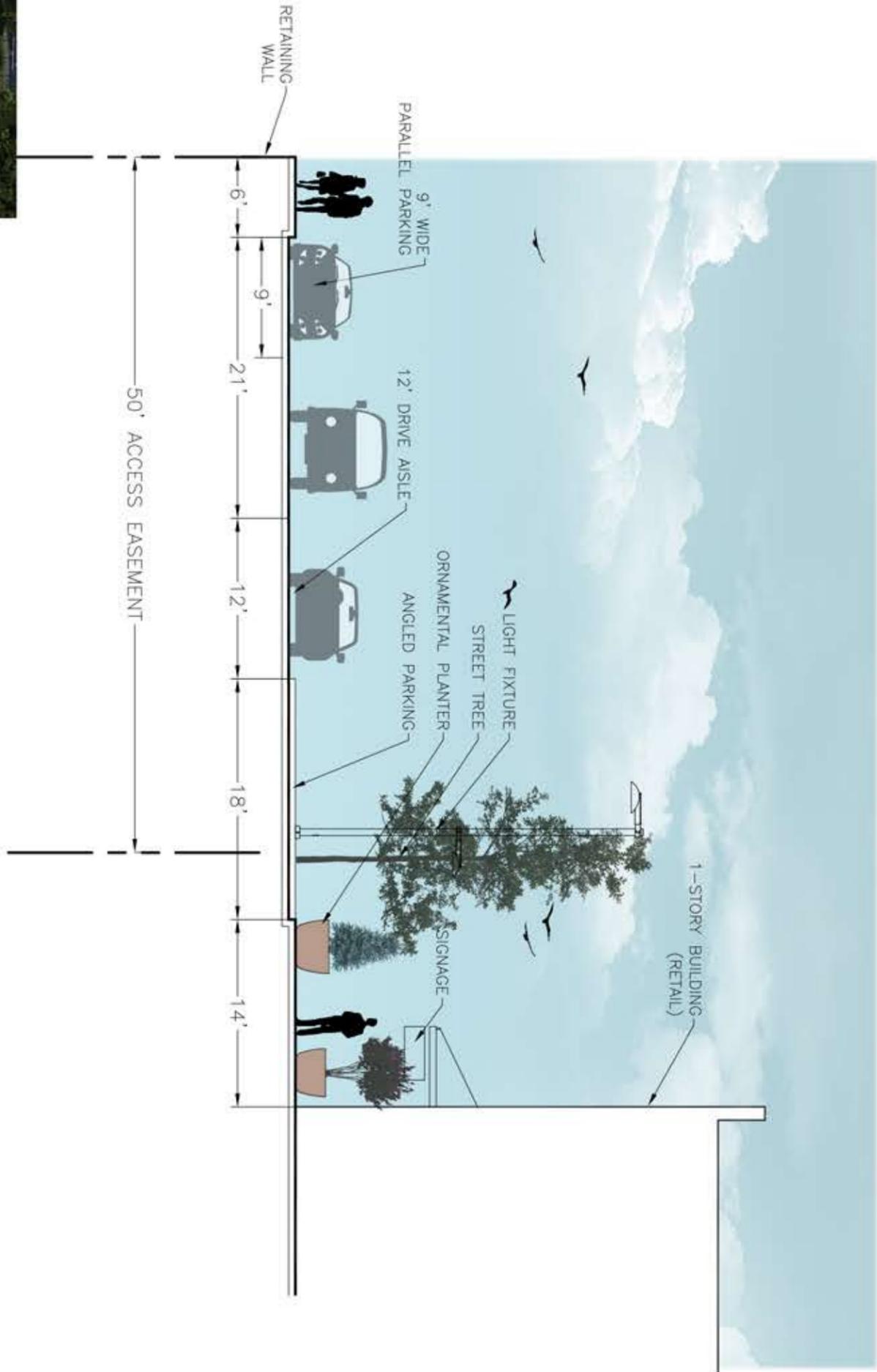
CHATTANOOGA  
 1401 CHERRY STREET  
 NASHVILLE, TN  
 615.259.4444

www.ragan-smith.com

PAVER CROSSWALK



SECTION B-B



G:\115154-03931-Civil Engineering\Exhibit\Cross Sections.dwg

DATE	JULY 25, 2016
DESIGNED:	S. BERNICK
DRAWN:	Z. SWAFFORD
SCALE:	1"=10'
JOB NO.	WK. ORDER
15154	0393

**NOLENSVILLE MARKET SQUARE**  
 NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC

NOLENSVILLE, TENNESSEE

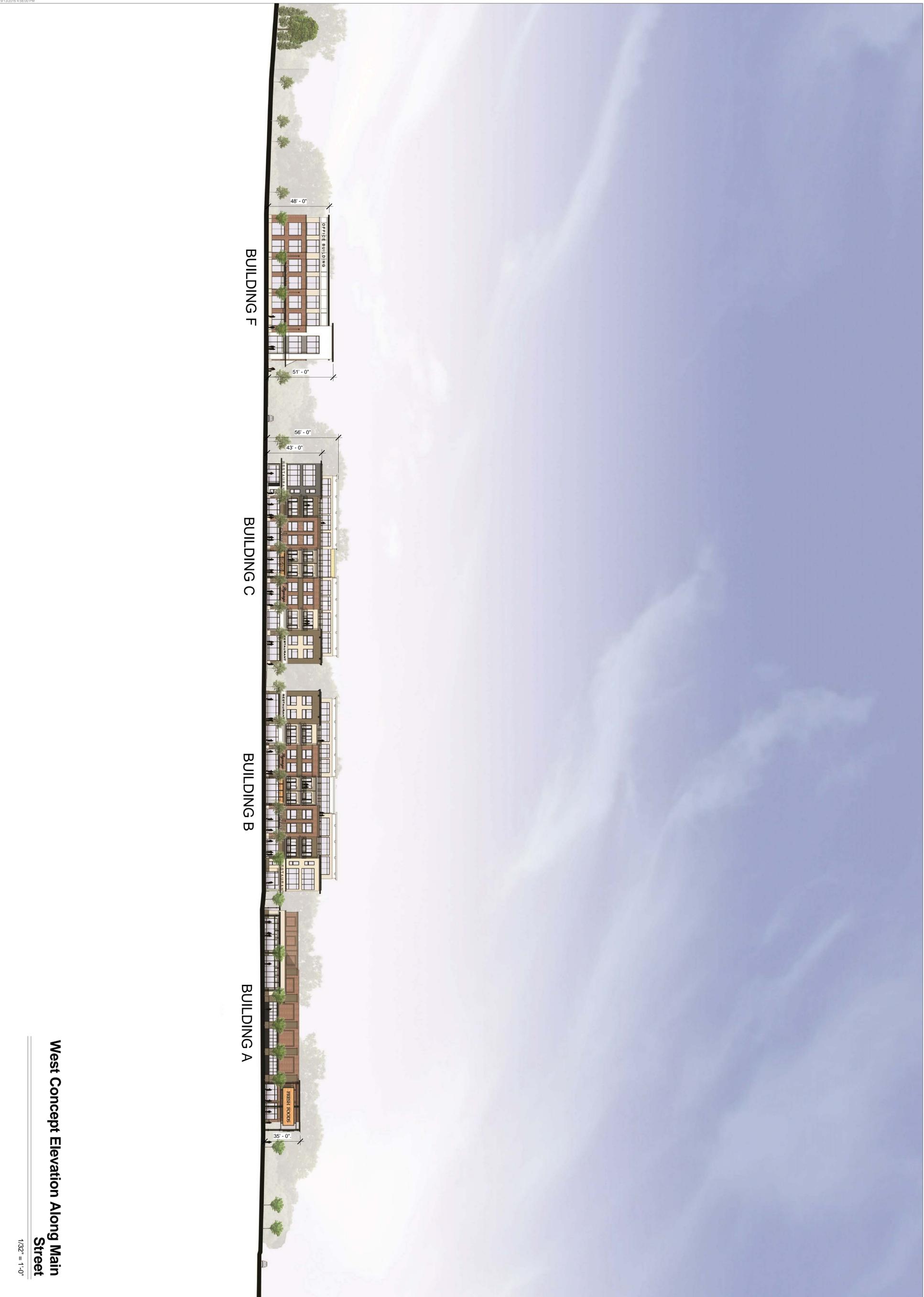
**MAIN STREET CROSS SECTION B-B**

**RAGAN • SMITH**

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 LANDSCAPE ARCHITECTS • SURVEYORS

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 215 VANCE AVE STE 207      1401 CHERRY STREET  
 P.O. BOX 8000      NASHVILLE, TN 37208  
 NASHVILLE, TN 37207      615.852.8800

[www.ragan-smith.com](http://www.ragan-smith.com)



BUILDING F

BUILDING C

BUILDING B

BUILDING A



H. Michael Hindman  
Architects, P.C.

1077 Wispaga Circle - Suite 102  
Brentwood, Tennessee 37027  
www.hmharchitects.com

Mill Creek  
Property  
Development,  
LLC

9175 Carothers Parkway  
Franklin, Tennessee 37067



Revisions

HMH Job Number  
15055

Drawn By  
JCS

Date  
10.06.2016

Drawing  
Site Elevation

A2

West Concept Elevation Along Main  
Street

1/32" = 1'-0"



Line of Site Section Diagram  
1:300



H. Michael Hindman  
Architects, P.C.

1607 Wagon Creek - Suite 102  
Brentwood, Tennessee 37027  
www.hmharchitects.com

**NOLENSVILLE  
MARKET  
SQUARE**  
Nolensville, TN

Mill Creek  
Property  
Development,  
LLC

9175 Carothers Parkway  
Franklin, Tennessee 37067



Revisions

HMH Job Number  
15055

Drawn By  
Author

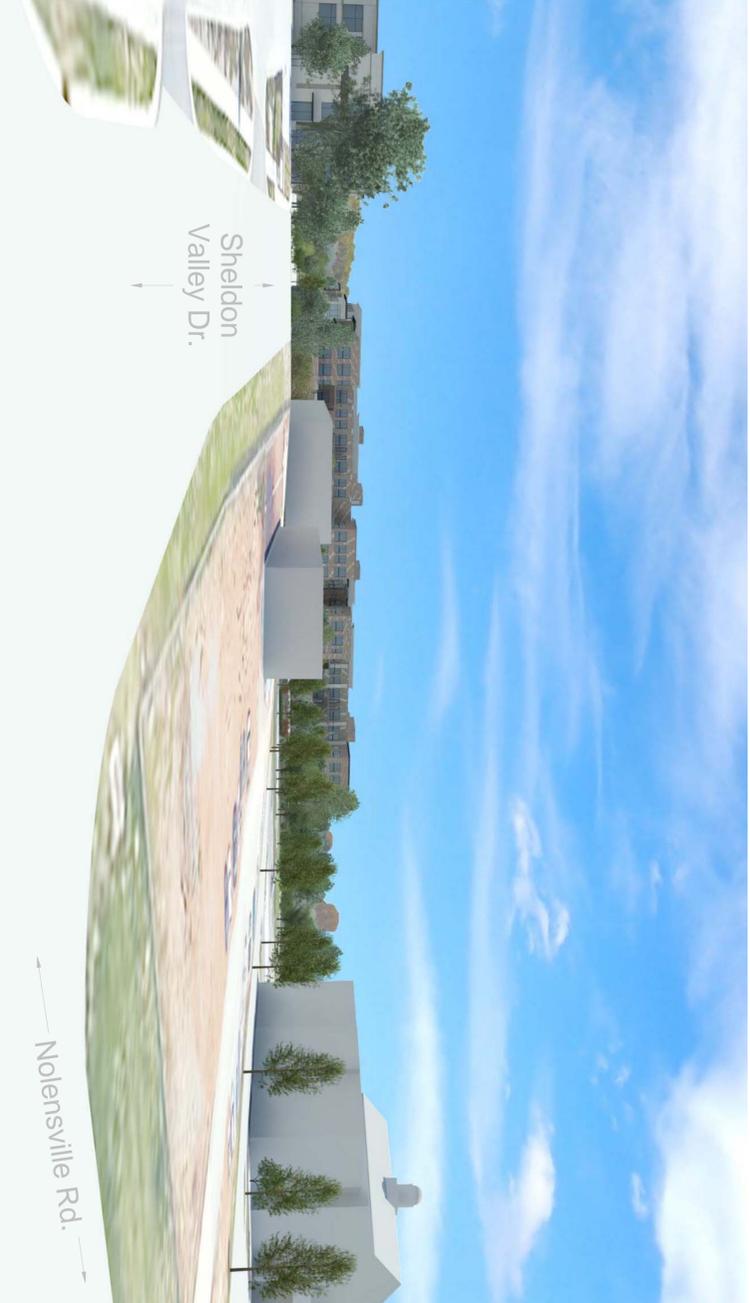
Date  
10.06.2016

Drawing  
Site Section with Line of  
Site

**A3**



**Eye-Level View from the Rear of Townhall Looking East**



**Eye-Level View from Nolensville Rd Looking East**



**Aerial View Looking North-East**



**Aerial View from Nolensville Rd. Looking East**

Revisions

HMH Job Number  
15055  
Drawn By  
JCS  
Date  
10.06.2016

Drawing  
3D Views

**A4**



HMH Job Number  
15055

Drawn By  
JCS

Date  
10.06.2016

Drawing  
Streetscape Rendering

A5





**Concept Image: Pre-Split Retaining Wall**



**Concept Image: Modular Retaining Wall**

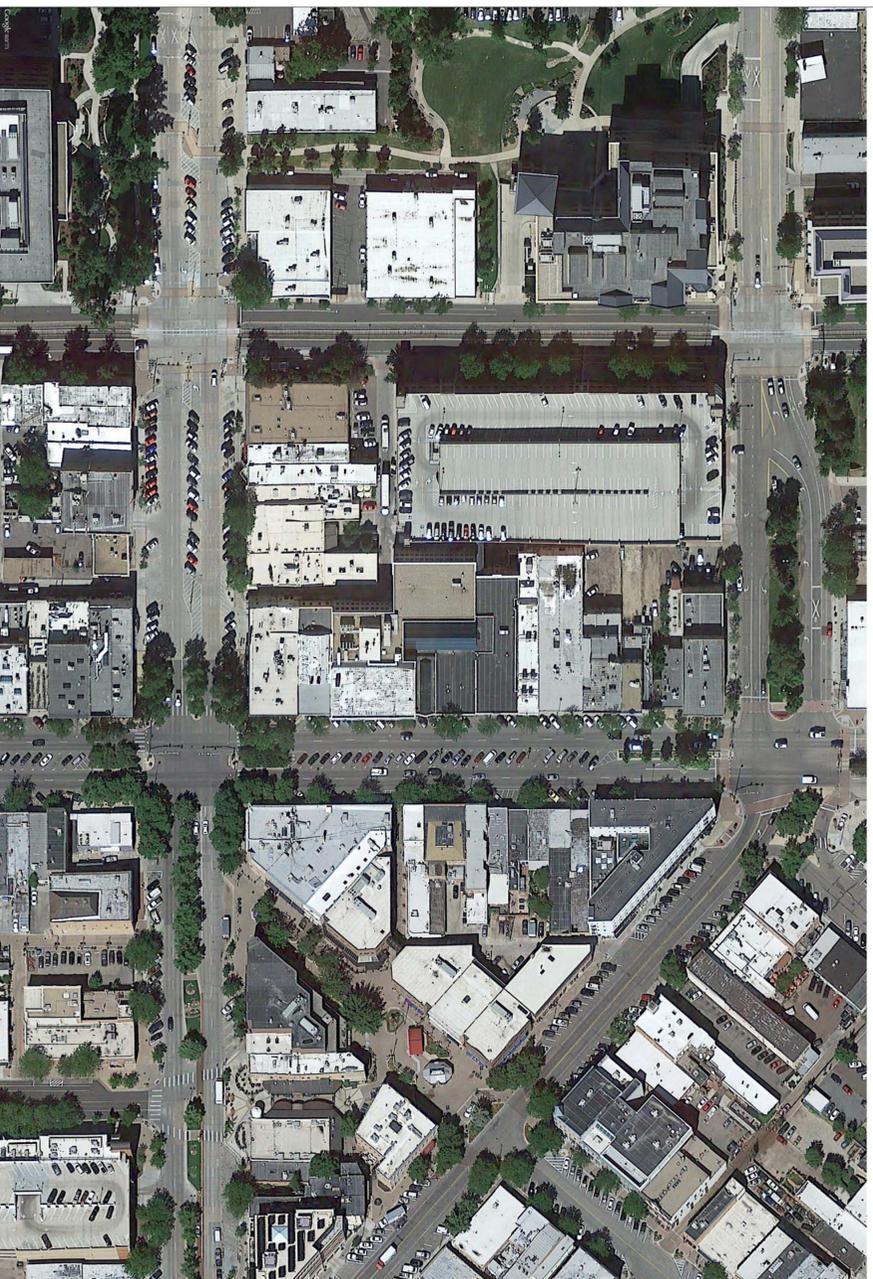
Revisions

HMH Job Number  
15055

Drawn By  
Author

Date  
10.06.2016

Drawing  
Images of Concept  
Retaining Walls



**Example Image: Fort Collins, Colorado**



**Example Image: Murfreesboro Downtown Square**



**Example Image: Large City Parking Example**



**Example Image: MTSU Campus: Murfreesboro, Tennessee**



# NOLENSVILLE MARKET SQUARE

PROJECTED TAX REVENUE GENERATED ANNUALLY

**\$1,248,210**

**53%** ESTIMATED INCREASE FOR  
THE TOWN'S LOCAL TAX REVENUE\*

---

ESTIMATED TOTAL RETAIL TRADE AND  
FOOD & DRINK RETAIL GAP  
BEING EXPORTED TO SURROUNDING  
RETAIL MARKETS. \*\* [COOL SPRINGS, SMYRNA, CONCORD, AND BEYOND]

**\$317,951,044**

**\$78,593** ESTIMATED MEDIAN DISPOSABLE INCOME  
FOR NOLENSVILLE HOUSEHOLDS

\*Estimated percentage increase based upon projected estimates found in Town's Ordinance No. 16-04 Budget for Property Taxes and Local Sales Taxes, and project estimates informed by use square footage and estimates found in Michael W. Walker's Strategic Operations Study for the Town of Nolensville.

\*\*Retail Gap analysis and estimates are provided by ESRI on October 14, 2015. Data is generated from the Town Center with a 10 minute drive time radius relevant to retailers.

**ORDINANCE #16-17**

**AN ORDINANCE TO AMEND TITLE 8, CHAPTERS 105 AND 107 OF THE  
NOLENSVILLE MUNICIPAL CODE PERTAINING TO ON-PREMISES BEER  
CONSUMPTION**

**WHEREAS**, the Town of Nolensville enacted an ordinance regarding the sale and distribution of Beer in Ordinance #96-10 and Ordinance #97-04; and

**WHEREAS**, the Town reviews its ordinance from time to time to make necessary adjustments; and

**WHEREAS**, the Board of Mayor and Alderman desires to enact this amendment;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE TOWN OF NOLENSVILLE THAT PORTIONS OF THE BEER ORDINANCE FOUND IN TITLE 8, CHAPTER 105 ARE AMENDED AS FOLLOWS:**

Section 1. Title 8, Chapter 105 Section (8) is added: Notwithstanding the food sales requirement in Section (7) above, in the case of a business whose primary business is the manufacture of beer, a permit for on-premises beer consumption Section [a] above may be granted for the business premises. Such a business may only sell beer for on-premises consumption within the hours of 4:00 p.m. to 9:00 p.m. on Thursday and Fridays, and 12:00 p.m. to 9:00 p.m. on Saturdays. These restrictions shall not be construed to apply to the sale of beer for off-premises consumption, but the business shall not sell beer for either on-premises or off-premises consumption on Sundays. For the purpose of this section, “primary business” is defined as a business in which at least ninety percent (90%) of its gross income is derived by the manufacture and distribution of beer it manufactures.

Section 2. Title 8, Chapter 107 Section 2 (b) is amended by adding the following: Notwithstanding the food sales requirement in section [b], In the case of a business whose primary business is the manufacture of beer, a permit for on-premises beer consumption may be granted for the business premises. Such a business may only sell beer for on-premises consumption with the hours of 4:00 p.m. to 9 p.m. on Thursday and Fridays, and 12:00 p.m. to 9:00 p.m. on Saturdays. These restrictions shall not be construed to apply to the sale of beer for off-premises consumption, but the business shall not sell beer for either on premises or off-premises consumption on Sundays. For the purpose of this section, “primary business” is defined as a business in which at least ninety percent (90%) of its gross income is derived by the manufacture and distribution of beer it manufactures.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect immediately upon passage of second reading.

Approved by the Board of Mayor and Aldermen

\_\_\_\_\_  
Jimmy Alexander, Mayor

Attest: \_\_\_\_\_  
Kali Mogul, Town Recorder

Approved as to form and legality: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

**ORDINANCE #16-18**

**AN ORDINANCE TO AMEND TITLE 16, CHAPTERS 106 AND 107 OF THE NOLENSVILLE MUNICIPAL CODE PERTAINING TO SIDEWALKS AND STREETS**

**WHEREAS**, the Town of Nolensville enacted Ordinance #98-24 adopting Title 16 of the Nolensville Municipal Code (NMC) providing for the care of streets, alleys, and sidewalks within the Town; and

**WHEREAS**, the Town reviews its ordinances from time to time to make necessary adjustments; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE TOWN OF NOLENSVILLE THAT PORTIONS OF THE NOLENSVILLE MUNICIPAL CODE ARE AMENDED AS FOLLOWS:**

Section 1. Title 16, Chapter 106 Section 16-106 is amended to read as follows: Gates or doors opening over streets, alleys or sidewalks prohibited. It shall be unlawful for any person owning or occupying property to allow any gate or door to swing open upon or over any street, alley or sidewalk except when required by law.

Section 2. Title 16, Chapter 113 Section 16-113 is amended to read as follows: Violations and penalty. Violations of this chapter shall subject the offender to a penalty under the general penalty provisions of this code.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect immediately upon passage of second reading.

Approved by the Board of Mayor and Aldermen

\_\_\_\_\_  
Jimmy Alexander, Mayor

Attest: \_\_\_\_\_  
Kali Mogul, Town Recorder

Approved as to form and legality: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

TOWN OF NOLENSVILLE  
P.O. BOX 547  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION #16-34**

**A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN TO ADOPT A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTY KNOWN AS MAP 032, A PORTION OF PARCEL 00600 AND PROPERTY KNOWN AS MAP 057, PARCEL 00101 OF THE WILLIAMSON COUNTY, TENNESSEE TAX MAPS AT THE REQUEST OF PROPERTY OWNERS**

**WHEREAS**, the owners of the property described below have requested by petition that the Town of Nolensville, Tennessee, annex the following properties into the corporate limits of the Town of Nolensville:

A portion of property at 2183 Kidd Road known as Map 032, a portion of Parcel 00600 of the Williamson County, Tennessee tax maps containing approximately 176 acres (more or less); and property off of Fly Road known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps containing approximately 372.89 acres (more or less) as shown in the proposed Plan of Services in Exhibit A; and

**WHEREAS**, the Town of Nolensville Planning Commission voted unanimously on September 13, 2016 to forward this request for annexation and a proposed Plan of Services for the above referenced property to the Nolensville Board of Mayor and Aldermen; and

**WHEREAS**, this request for annexation is in accordance with the State of Tennessee Public Chapter No. 707, allowing such annexation with the written consent of the property owners by resolution of the Board of Mayor and Aldermen; and

**WHEREAS**, the Board of Mayor and Aldermen has held a public hearing on this resolution for annexation, including the Plan of Services for annexing this property referenced above on \_\_\_\_\_, 2016; and,

**NOW, THEREFORE, BE IT RESOLVED, THAT THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE HEREBY APPROVES THE PLAN OF SERVICE AND ANNEXATION OF THE AFOREMENTIONED PROPERTIES ILLUSTRATED IN EXHIBIT A AT THE REQUEST OF THE PROPERTY OWNERS.**

**RESOLVED** this 6th day of October, 2016.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Kali Mogul, Town Recorder

Passed: \_\_\_\_\_

POS-MCFARLIN ROAD PROPERTY

**Resolution PC16-01**

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTIES REFERENCED AS MAP 032, A PORTION OF PARCEL 00600, AND MAP 057, PARCEL 00101 OF THE WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

**WHEREAS**, the property owners have made a request to the Town of Nolensville, Tennessee, to be annexed (Exhibit A);

**WHEREAS**, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

**WHEREAS**, the area to be annexed by this ordinance is included within the Urban Growth Area and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that estate residential zoning should be established for the area in order to be consistent with existing land use plan in the area; and

**WHEREAS**, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

**WHEREAS**, the proposed property being considered for annexation is located just south of the corporate limits of the Town of Nolensville, and is contiguous to the Town's corporate boundary and the proposed properties to be annexed are identified on the tax maps prepared for the Williamson County Property Assessor as being:

Map 032, a portion of Parcel 00600 and Map 057, Parcel 00101; Said parcels including an area of approximately 548.89 acres (more or less), see Exhibit A, attached;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE, TENNESSEE:**

**Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.**

**Location**

The proposed annexation area is located north of the present corporate limits and is contiguous to property that is inside the Corporate Limits of the Town of Nolensville.

## POS-MCFARLIN ROAD PROPERTY

The proposed annexed area contains a total of 548.89 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

### **Existing Land Use**

The McFarlin property contains a vacant dwelling and outbuildings. The NWC Investments V, LLC property contains several outbuildings on the property that are no longer in use.

### **Provision of Services to the Annexed Area**

#### **I. Water Service:**

The McFarlin Property is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. The NWC Investments V, LLC parcel is served by Metro Water and Sewer. An interlocal agreement is in place between both utility providers to ensure water service is available to each parcel. There is a possibility upon further negotiation with both providers that one of the utility entities may provide water services for both parcels.

#### **II. Sewer Service:**

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

#### **III. Police Protection:**

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

#### **IV. Fire Protection:**

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be

## POS-MCFARLIN ROAD PROPERTY

provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

### V. Emergency Medical Services:

No additional services or cost anticipated.

### VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

### VII. Road Maintenance:

Routine road maintenance service (paving, pot-hole repair, striping, signs, and R-O-W mowing) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

### VIII. Planning and Codes Oversight:

All planning, zoning, land development regulations, and building codes of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

### IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies.

Per the Nolensville Land Use Policy Plan and Map, the typical land use for the subject property would be low density residential, which would be consistent with

## POS-MCFARLIN ROAD PROPERTY

the Estate Residential (ER) district. The applicant has requested that the zoning classification be Suburban Residential (SR1), which is consistent with the zoning classification of surrounding parcels. The applicant has indicated that the SR1 classification complies with the Land Use Policies and long-range plan for this portion of the Town's Urban Growth Boundary. The applicant has also noted that the SR1 classification provides the appropriate zoning classification to support the desired and intended use of the parcels as a planned residential development containing a maximum gross density of 1.4 dwelling units per acre that will be compatible with surrounding land uses and will utilize available infrastructure while preserving natural features. The zoning map will be amended to the appropriate zoning district as determined with the approval of the annexation on the effective date of the resolution.

### **X. Code Enforcement:**

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

### **XI. Public Library:**

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

### **XII. Revenues (Taxes and Fees):**

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and impact fee for new construction. The annual tax bill for a \$300,000 residential structure is estimated to be \$113.00 under the current Town tax rate of \$0.15 per \$100 of assessed value.

### **XIII. Natural Gas:**

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the gas company, in accordance with the Franchise agreement.

### **XIV. Electric Service:**

The area to be annexed will receive electric service from Nashville Electric Service.

### **XV. Refuse Collection:**

POS-MCFARLIN ROAD PROPERTY

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

**XVI. Street Lighting:**

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

RESOLVED this 13<sup>th</sup> day of September, 2016

  
\_\_\_\_\_  
CHAIRMAN DOUGLAS RADLEY  
 Andrew Grosson  
\_\_\_\_\_  
SECRETARY ROBERT HAINES

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
TOWN ATTORNEY Robert J. Notestine, III

DRAFT

POS-MCFARLIN ROAD PROPERTY

**Exhibit A  
Annexation Exhibit**

August 9, 2016

Honorable Mayor Jimmy Alexander  
Town of Nolensville  
7218 Nolensville Rd  
P.O. Box 547  
Nolensville, TN 37135

**RE: Annexation Request – Town of Nolensville, TN  
Williamson Co. Tax Map 032, Parcel 00600**

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,

**Exhibit A  
Annexation Exhibit**



Addressee  
Regarding

Date  
Page 2 of 2

  
James N. McFarlin Family Trust

DRAFT

POS-MCFARLIN ROAD PROPERTY

**Exhibit A  
Annexation Exhibit**

August 9, 2016

Honorable Mayor Jimmy Alexander  
Town of Nolensville  
7218 Nolensville Rd  
P.O. Box 547  
Nolensville, TN 37135

**RE: Annexation Request – Town of Nolensville, TN  
Williamson Co. Tax Map 057, Parcel 00101**

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,

  
\_\_\_\_\_  
NWC Investments V, LLC

POS-MCFARLIN ROAD PROPERTY

Exhibit A  
Annexation Exhibit

