

TOWN OF NOLENSVILLE



END OF YEAR REPORT



Project Status Report



The items below are from the Fall 2020 Board of Commissioners Strategic Planning Session. The items listed were the priorities noted by the BOC to accomplish in 2021 which have been completed or are currently in process. The following is a detailed analysis and status of each item.

Grocery:

It has been the Town's desire to have a grocery store within the town limits. Concept development plans were submitted in April 2021 for two separate locations each being anchored by one of the respective grocery stores. Through many meetings with staff, joint work sessions of the BOC and PC, Publix plan development has received approval and has moved onto site plan review with the Planning Commission. Kroger parcel is currently making modifications and awaits further discussion upon second reading.

Professional Polling:

Staff has had conversations with professional polling companies neighboring municipalities information to the BOC. Cost of doing professional polling of citizens entirely on the complexity and volume of questions being considered.

Traffic Study:

Town staff worked with TDOT and obtained permission to install a temporary traffic signal at York/Williams Road intersection with Nolensville Road. Permanent signal is expected Fall of 2022.

Nolensville Road Widening:

The widening of Nolensville Road within the town limits was not shown as a funded project in TDOT's 2045 regional transportation plan. The Town Manager and the Board of Commissioners have systematically developed relationships between the Town of Nolensville and the appropriate entities where funding decisions are made for such projects. The first steps have been taken towards Nolensville having a greater presence and representation as those regional plans are updated over the coming months and years so that projects that are high priority of Nolensville can be added into the "funding stream" as it becomes available.

Mill Creek Preservation:

Through the efforts of the Board of Commissioners and others, the Town secured a Federal grant that pays for the consulting group Horsley-Whitten to review the watershed of Mill Creek and develop recommendations for flood resiliency, water quality, and recreational use. The ongoing work is being managed by the EPA on the Town's behalf.

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Traffic Calming:

The Neighborhood Traffic Calming Policy was adopted in March 2021 and established a process by which staff could evaluate the need for traffic calming in an area. The first Town-sponsored traffic calming was installed the week of November 8, 2021 on Baronswood Drive. Numerous traffic calming reviews are currently being conducted through the Engineering Department.

Revisit the Major Thoroughfare Plan:

In July 2021, the Town contracted with KCI Consulting Group to update the Major Thoroughfare Plan including developing and evaluating "Bypass" alternatives for the Historic District along Nolensville Road. The update is scheduled to be completed in January 2022.

Add Staffing:

Since January 2021, the Town has added nine fire-fighters, a Human Resources Director, a Communications Officer, a Planner, two Police Officers and two Public Works positions.

Land Acquisition:

In November, the BOC voted in favor of acquisitions and that process has begun. Additionally, staff has been working with the, now defunct, Greystone HOA regarding acquisition of a five-acre parcel that was the former amenity center of the neighborhood with the intent after acquisition to reconstruct the area into a Town Park accessible to all Nolensville. That acquisition is currently being worked through the legal system so that the former HOA can legally dispose of the property.

Build Relationships with GNRC, TML, Municipalities & Williamson County:

The newly hired Town Manager (January 2021) brought firmly established relationships with all the above organizations as well as many others. However, upon beginning with Nolensville, those relationships have been strengthened and expanded to incorporate other staff and elected officials. The Town of Nolensville now has strong interactive relationships with those organizations and others such as Williamson, Inc, TDOT and TDEC.

Town Marketing:

The Economic Development Advisory Committee is currently developing plans to begin marketing the Town of Nolensville including possible re-branding efforts with the Town's new Communications Officer.

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Water Costs:

This issue belongs exclusively to the Nolensville-College Grove Utility District.

Parks Masterplan:

An updated trail and greenway priority will be included in the Major Thoroughfare Plan. The Town is applying for a grant to produce an updated Parks Master Plan. The Town is applying for an Urban Transportation Planning Grant from the Tennessee Department of Transportation for the development of community and countywide pedestrian-bicycling master plan.

Infrastructure:

- *Bypass* - New alternatives are being evaluated as part of the Major Thoroughfare Plan and should be prioritized and presented in January 2022
- *East - West Connector* - The BOC committed to be a partner with Smyrna, Rutherford County, Franklin, Brentwood and Williamson County for the feasibility study. Kimley-Horn Engineering was selected as the consultant (all partners had a voice in the selection process).
- *Sewer to Williams Road* - The Town Manager has reached out to Metro Sewer and had conversations regarding a potential project. Funding could come from American Rescue Plan dollars.
- *Prioritized projects* - Staff has begun development of a 10 year Capital Improvements Plan. Several projects have been listed so far totaling just over \$30 Million. Full prioritization will occur after the completion of the Major Thoroughfare Plan update.
- *Parks Master plan* - See statement above.

Public Safety Buildings NFD, NPD, & PW:

After determining the long-term need for two fire stations to serve the Town, the Fire Chief adequately and consequently evaluated numerous properties and presented recommendations to the BOC. Property has been identified (one northside, one southside) and is being purchased for \$1.4 Million. A Request for Proposals has been issued for an Architectural Firm to develop the plan set for a new fire station securing locations for future fire stations.

It is the plan within fiscal year (2021-2022) to select a firm to conduct a needs assessment for the Police Department while concurrently begin the search for property. The Public Works Department has identified property improvement needs and has generated cost estimates. They have also identified possible future property acquisition opportunities.

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Impact Fees & Permits:

- Tax Revenue future study (TIF) - Staff will evaluate TIF proposals when appropriate. Impact Fees were raised in 2020 and are at appropriate levels currently.
- *New fees for development* - Staff is evaluating a formula for Fire Impact Fees to be discussed in the first quarter of 2022.
- *New developer bonds* - Staff has reviewed bond process and has established protocols to ensure completion of projects before the release of bonds. Additionally, it has been determined that the Town should be acquiring bonds on all private infrastructure and amenities.

Zoning Ordinance:

TPUDC was selected as the consultant in June to begin the process of a zoning re-write. There have been multiple civic engagements including the Planapalooza in November. A draft of the proposed revised ordinance is expected in early first quarter of 2022.

- *Setbacks* - Being reviewed as part of the Zoning Ordinance Re-write
- *Connectivity policy (trails, residential, village)* - Being reviewed as part of the Zoning Ordinance Re-write
- *Subdivision Regulations (c.o. tied to completion)* - Being reviewed as part of the Zoning Ordinance Re-write

Committees:

New Committees with new directives, bylaws and members were established and each has a staff liaison. EDAC - Economic Development Advisory Committee, TTAC - Trees & Trails Advisory Committee, CIAC - Capital Improvements Advisory Committee, SPAC - Streetscapes and Public Spaces Advisory Committee and TEAC - Town Events Advisory Committee. Additionally, terms were developed for the new Planning Commission.

Increasing Sales Tax Revenue:

The goal has been to attract new business to Nolensville. One grocery store has received approval and has moved onto site plan review with the Planning Commission. The second grocery store is under consideration.

Nolensville Fire Department:

The full-time Fire Department took over operations in June 2021 with 10 FT employees and 20 plus volunteers/part-timers.

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Additional accomplishments beginning January 2021 not included on the 2020 Priority List.

On February 4, 2021 the Commission adopted the 2018 ICC suite of codes which:

1. Complied with the state's requirement to be within 7-years of the published code; and,
2. Included in this adoption was the 2018 International Property Maintenance Code which paved the way to address substandard structures within the TON.

- Rules and Procedures for BOC meetings - BOC adopted April 1st
- Village Zoning Modifications - BOC adopted April 1st
- Planned District Ordinance - BOC adopted April 1st
- Personnel Policy Update - BOC adopted May 6th
- Food Truck Ordinance - BOC adopted May 6th
- Special Event Process Permitting Reworked - INTERNAL adoption May 12th
- Temporary Traffic Signal York/Williams/Nolensville Road - OPERATIONAL May 17th
- Debt Policy Update - BOC adopted July 1st
- Established Online GIS/Mapping Capability - OPERATIONAL July 2021
- Brentwood Shared Sales Tax Agreement - Determined total shared value, remitted what was owed to Brentwood, set schedule for annual remittance as per agreement.
- Development of site financial evaluation model for Planning Department - OPERATIONAL, being refined.
- Production of the FIRST EVER Budget BOOK September 2021; Received Government Finance Officers Association Distinguished Budget Presentation Award
- Development of draft 5-year budget - operational, being refined
- Development of 10-year Capital Improvement Program - operational, being refined.
- County Park Repair - Process BEGUN: Initial discussions with County P&R, development of solution alternatives, Discussion w contractors and engineers. Developed alternatives. Continuing discussion with Williamson P&R.
- Contract w Financial Advisor - BOC adopted August 5th
- Internet Forum for BOC on-line discussion - Operational Nov 2021
- All neighborhood speed limits reduced to 25 or less
- Road Repave Schedule - Completed Fall 2021

By Public Works:

- Installation of two pairs of flashing beacons (EST. \$14K Savings in installation costs to town)
- First drainage ditch clearing and re-grade in-house (est. \$6-8k savings to town)
- Minor trip hazard sanding performed in-house (current savings of more than \$6000 to town)
- Began sidewalk section removal and replacement in-house (current savings to town of \$2400 per section)
- Sign replacement program- All signage on main routes now meets minimum standards of retro-reflectivity, sign replacement within subdivisions is in progress
- Door installation + other Town Hall renovations in-house - (more than \$5k in savings to town)
- The Town has purchased our first snow plow and salt truck.

2022 Priorities



The items below are from the Fall 2021 Board of Commissioners Strategic Planning Session. The items listed were the top priorities noted by the BOC to work toward accomplishment.

2022 Priorities:

- Acquisition of land for parks
- Police Headquarters
- Bypass/ Other MTP priorities roads that need to be built from the study
- 3rd lane on Nolensville Road between two bridges
- Historic District Streetscape grant matching funds for the grant.
- Fire Station
- Public Works Maintenance building
- Fire apparatus
- Pathway/Greenway in Sunset and Burkitt
- Public Works apparatus
- Town hall security update
- Sidewalk in Stonebrook and Greystone
- Gazebo Gathering Place
- Greystone Park Development