

**Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
January 9, 2018**

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday January 9, 2018 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Finance Director Tammy Womack; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the November 14, 2017 regular meeting and November 27th Special Session were presented.

After discussion, Alderman Bell made a motion to approve the minutes of the November 14, 2017 regular meeting and the November 27th, 2017 special session as presented. The motion was seconded and approved by all.

Public Comments:

Mike Kowalski – 1775 Pioneer Lane – Has Bond concerns and referendum questions.

Mike Roberts – 1810 Thompson's Station Rd. W – Wastewater presentation and concerns with land purchase financing options.

Steven Lugg – 2144 English Garden Way – Wastewater land purchase concerns.

Patti Twaddle – 1780 Pioneer Lane – Land preservation concerns. Wants smart growth.

Steven Hockett – 1795 Thompson's Station Rd. W. – Concerns over the Schaffer Waste Water system.

Tim Hill – 1824 Sedberry Rd. – Gave insight on land purchase from Seller's perspective.

Bob Brentson – 2816 Chatham Place Ct. -Has concerns with drip fields and land purchase concerns.

Chris Lehman – 1893 Sedberry Rd. – Has Sedberry density concerns. Wants more public input.

Unfinished Business:

1. Discussion – 2018 Bond Issuance Referendum Petition –

After discussion, Alderman Bell made a motion to set a Special Session of BOMA on January 22, 2018 to make a decision on the Bond Issuance referendum, and in the interim, Staff will organize at least two (2) public work sessions. The motion was

seconded and carried by a vote of 4 to 1 with Alderman Shepard casting the dissenting vote.

- 2. Public Hearing and Second Reading Ordinance 2017-015: An Ordinance of The Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 1.2.2 (The Town), Section 1.2.3 (The Community), Section 1.2.8 (Subdivision Regulations), and Incorporate a New Section 4.1.1 (The Intent).**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-015 amending the Land Development Ordinance.

Mayor Napier opened the floor for public comment.

Beth Lehman – 1893 Sedberry Rd. – Wanted to know what the origin of the Ordinance was.

Public comment was then closed

Alderman Shepard had additional information to present during this agenda item, but after discussion, it was decided to have it presented at the February Board of Mayor and Aldermen meeting.

After discussion, Alderman Shepard made a motion to approve Second Reading of Ordinance 2017-015 as presented. The motion was seconded and carried unanimously.

- 3. Public Hearing and Second Reading Ordinance 2017-016: An Ordinance of The Town of Thompson’s Station repealing Ordinance 14-008 and adopting the 2015 International Building Code, 2015 International Residential Code, 2015 International Plumbing Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 National Fire Protection Code, 2015 Life Safety Code, 2015 International Energy Conservation Code, The 2015 International Existing Building Code and the 2015 International Swimming Pool and Spa Code.**

Mayor Napier opened the floor for public comment. Being none, public comment was then closed.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-016. The motion was seconded and carried unanimously.

- 4. Tollgate Phase 1-13 Dedication Request**

Mr. Cosentini reviewed his report, and assuming repair work is completed, recommended approval of the request for acceptance of infrastructure in Phases 1-11 (as there was a typo of 1-13 on the agenda) of the Tollgate Village subdivision, set maintenance surety amounts as recommended, object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements.

After discussion, Alderman Bell made a motion to deny the dedication of Tollgate Village due to the work not being verified. The motion was seconded and carried by all.

New Business:

5. Blackberry Estates Dedication Request

Mr. Cosentini reviewed his report and recommended approval of the request for acceptance of infrastructure in Blackberry Estates and set maintenance surety amount for Roads, Drainage and Erosion Control at \$120,000.

After discussion, Alderman Stover made a motion to accept the dedication of Blackberry Estates and set the maintenance surety amount for Roads, Drainage and Erosion Control at \$120,000. The motion was seconded and carried by all.

6. First Reading of Ordinance 2018-001: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Section 4.17 Sign Standards and amend Tables 4.15 and 4.16 IL and IM Lot Standards.

Mrs. Deats reviewed her Staff report and the Planning Commission recommends that the Board of Mayor and Aldermen pass on first reading Ordinance 2018-001 to amend the Land Development Ordinance to replace the sign standards and modify the driveway widths for industrial zones and set a public hearing for February 13, 2018.

After discussion, Alderman Dilks made a motion to accept first reading of Ordinance 2018-001 with the exception of the 60-day time limitation and real estate signs and accept the driveway width verification of 50 ft. The motion was not seconded, and therefore, failed.

After further discussion, Alderman Bell made a motion to approve the driveway width to go from 40 to 50 ft. The motion was seconded and carried by all.

7. First Reading of Ordinance 2018-002: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a revised plan for the event venue at 4520 Graystone Quarry Lane (Off of Harpeth School Road) including the adjacent 75.8 acres along Les Watkins Road (File: CP 2017-007).

Mrs. Deats reviewed her Staff report and with the incorporation of the traffic and noise mitigation, the Planning Commission recommends that the Board of Mayor and Aldermen adopt an ordinance approving a revised plan for Graystone Quarry with the following contingencies:

1. Prior to issuance of a building permit, the applicant shall obtain all necessary approvals from Williamson County Sewage Disposal.
2. The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.
3. Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.
4. Prior to the issuance of a grading or building permit, the all traffic mitigation shall be completed in accordance with the traffic study dated November 2017 which shall be amended to include the event management plan and restriping of Les Watkins.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

Rich McEachern, applicant, came forward to speak on behalf of Graystone Quarry.

After discussion, Alderman Stover made a motion to approve first reading of Ordinance 2018-002 with Staff recommended contingencies and the modification to Contingency 4, changing the traffic study date to January 2018. The motion was seconded and carried unanimously.

8. Resolution 2018-001: A Resolution of the Town of Thompson's Station, Tennessee to Approve the Exchange of Real Property with the Gary Family Trust for the Realignment and other Improvements to Critz Lane.

Mr. Cosentini reviewed his report and recommended that the Board approve Resolution 2018-001 as presented.

After discussion, Alderman Bell made a motion to approve Resolution 2018-001 with the contingency that said real estate to be the same zoning as the property. The motion was seconded and approved by all.

9. Resolution 2018-002: A Resolution of the Town of Thompson's Station, Tennessee to Approve a Contract with R&D Enterprises, Inc. for Right-of-Way acquisition and negotiation services and to authorize the Mayor to sign the contract.

Mr. Cosentini reviewed his report and recommended that the Board approve Resolution 2018-002 as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2018-002. The motion was seconded and approved by all.


10. First Reading of Ordinance 2018-003: An Ordinance of the Town of Thompson's Station, Tennessee which amends the annual Budget for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018.


Mrs. Womack reviewed her report and the amended changes.

After discussion, Alderman Bell made a motion to approve the First Reading of Ordinance 2018-003. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 9:50 p.m.


Corey Napier, Mayor


Jennifer Jones, Town Recorder