

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 13, 2015

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 the 13th of January, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Corey Napier, Mayor; Brinton Davis, Vice-Mayor; Brandon Bell, Alderman; Sarah Benson, Alderman; Graham Shepard, Alderman; Joe Cosentini, Town Administrator; Doug Goetsch, Town Finance Director; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Leah Rainey, Town Recorder.

Pledge of Allegiance.

Minutes:

The minutes of the December 2, 2014 Meeting were previously submitted and subsequently amended.

Alderman Benson moved for approval of the minutes as amended. The motion was seconded and carried unanimously.

Public Comments:

Debbie Marlin of 2610 Pantall Road discussed an ongoing problem with flooding on her property, which she attributed to the Bridgemoor detention ponds. She had talked with the EPA and they had confirmed it was a water quantity—not quality—issue. They informed her that the next step may be a civil lawsuit if the issue is not otherwise resolved.

Mayor Napier said town staff was reaching out to TDEC as well as the town engineer and the developer regarding issue.

Matthew Gary of 2700 Brenda Street discussed his research into the history of the town's sewer facilities and reviewed his findings. He requested that the Board consider litigation and that the parties involved not be allowed to continue building in Thompson's Station until a plan was developed to fix the ponds.

Mayor Napier discussed the utility upgrade work by MTEMC along Critz Lane and expressed concerns about the tree cutting.

Mr. Cosentini said town staff was notified about the work being done but not the tree removal aspect. He said he and Mrs. Deats had conversations with MTEMC and they seemed amenable to tree replacement.

Town Administrator's Report.

Mr. Cosentini discussed the upcoming joint Work Session on January 20th for Board members and Planning Commissioners regarding open meetings laws. He said staff was working on getting a draft of the PlaceMakers contract out to the Board for review and input and would likely be scheduling a Special Called meeting for its approval in the coming weeks. He said he and Mr. Meyer were working through proposals they'd received for Wastewater Engineering support. He also announced that online bill pay was now available on the town's website. He also discussed the removal of Christmas decorations in the town park and said volunteers would be welcome to help.

Financial Report.

Mr. Goetsch reviewed the financial statements in the packet and made himself available for questions. He noted a budget revision was on the agenda for that evening.

BOMA Reports.

Alderman Shepard requested that the Board vote on some of his discussion items so that they would become action items for staff:

Alderman Shepard moved to direct staff to schedule a meeting with the Tennessee Regulatory Authority before February 15th. The motion was seconded and carried unanimously.

Alderman Shepard moved to direct staff to research enforcement of the use of construction accesses and bring recommendations to the Board based on case studies of other towns, within 60 days. The motion was seconded and carried unanimously.

Alderman Shepard moved to direct staff to develop a process for permitting citizens wishing to exercise their right to assemble.

The Board discussed legal questions and concerns with adopting a permitting process to regulate the exercise of First Amendment rights. Mr. Moore said there may be other types of permits that are appropriate, such as Temporary Event permits for certain types of gatherings. He said he could research the matter and advise further.

Alderman Shepard withdrew his previous motion.

Alderman Shepard requested that Mr. Moore look into examples of what the town could legally do with regard to assembly permits.

Mayor Napier also gave an overview of three primary committees he would be working with in the coming year: the Mayor's Advisory Committee would focus on financial and public works matters; the Economic Development Steering Committee would convene mid-year once the Planning and Zoning consulting work was underway, which would help inform their direction and tasks; and the Parks Committee would be working on both short and long-term projects, definitions and improvements to town parks. He invited Parks Committee chairman Jim Van Vleet to address the Board.

Jim Van Vleet of 2702 Thompson's Station Road East introduced himself and gave a summary of some things the Parks Committee would be discussing.

Unfinished Business:

Public Hearing and Second Reading of Ordinance 14-009: No one came forward to speak.

Alderman Davis moved to approve Ordinance 14-009. The motion was seconded and carried unanimously.

Public Hearing and Second Reading of Ordinance 14-010: No one came forward to speak.

Alderman Bell moved to approve Ordinance 14-010. The motion was seconded and carried unanimously.

New Business:

Resolution 2015-01 to authorize the Mayor and Town Administrator to negotiate an agreement for Planning and Zoning Consulting Services.

Mr. Cosentini said he would be seeking the Board's input and approval on the final contract before they would begin work on the new Zoning Ordinance and Subdivision Regulations; tonight he was just seeking the Board's permission to begin negotiations.

After discussion, Alderman Benson moved for approval. The motion was seconded and carried unanimously.

Telecommunications Task Force

Mr. Cosentini referred to the recommendations included in his Town Administrator's Report and requested the Board take action to approve them.

Alderman Shepard requested that the Board have not just final approval of the new local franchise agreement, but also input into the drafting of the document. Mr. Cosentini agreed to include the Board in the drafting process.

Alderman Shepard also requested that the Board and town staff have a private, closed-door meeting to determine negotiation goals and tactics regarding Crystal Clear. However, individual Board members could have private discussions with staff.

Mr. Moore said the Board could only meet privately in instances of imminent or pending litigation.

Alderman Shepard said he wanted private easements to be prohibited altogether within the town, not just in the platting process.

After further discussion, Alderman Bell moved for approval of staff's Telecommunications recommendations as outlined in the Town Administrator's Report. The motion was seconded and carried 4-1, with Alderman Shepard opposing citing the lack of an absolute prohibition on private easements as his reason.

Mr. Moore said that the town did not have the authority to prohibit private easements on private property beyond the subdivision process.

Ordinance 2015-001 – Amending the Budget for FY 2015-2015

Mr. Cosentini said this was a mid-fiscal-year adjustment based on actual expenses and revenues. He reviewed the proposed changes and said he and Mr. Goetsch were available for questions.

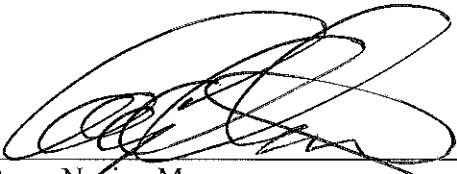
After discussion, Alderman Bell moved to approve Ordinance 2015-001 on first reading and set a public hearing and second reading for February 10th at 7:00 p.m. The motion was seconded and carried unanimously.

Appointments:

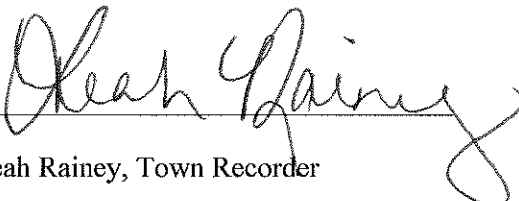
Mayor Napier recommended re-appointing Martha Irwin and Mary Herring to the Board of Zoning Appeals. Their terms had expired but they were both willing to continue serving. He noted that there was still one vacancy on the BZA and welcome recommendations from the Board. He said he would like to consider someone from a subdivision, since most of the existing members were not subdivision residents.

Alderman Benson moved to re-appoint Martha Irwin and Mary Herring to the Board of Zoning Appeals. The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 8:10 p.m.



Corey Napier, Mayor

Attest: 

Leah Rainey, Town Recorder