

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
February 12, 2019

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, February 12, 2019 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Planner Wendy Deats; Finance Director Steve Banks; Town Attorney Todd Moore; Assistant Town Administrator Caryn Miller and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the January 8, 2019 Regular Meeting were presented

After discussion, Alderman Bell made a motion to approve the minutes of the January 8, 2019 regular meeting. The motion was seconded and approved by all.

Public Comments:

None.

Board Appointments:

Design Review Commission

Mrs. Deats recommended that the Board re-appoint Huntly Gordon and Kim Peterson to the Design Review Commission.

After discussion, Alderman Bell made a motion to re-appoint Huntly Gordon and Kim Peterson to the Design Review Commission. The motion was seconded and carried by all.

Board of Zoning Appeals – deferred until March meeting.

Presentation – Crosslin CPA's – Audit

Crosslin CPA's presented the annual audit to the Board of Mayor and Aldermen.

After discussion, Alderman Stover made a motion to accept the Audit as presented. The motion was seconded and approved by all. Alderman Dilks noted that his acceptance of the report did not constitute acceptance of the Financials as presented.

Unfinished Business:

- 1. Public Hearing and Second Reading of Ordinance 2018-014, an Ordinance of the Town of Thompson's Station, Tennessee to amend Sections 1.2.6 the Transect, 1.3 Definitions; and 4.5.2 General Transect Zone Restrictions in the Land Development Ordinance.**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen hold a public hearing and adopt Ordinance 2018-014 incorporating these amendments with the proposed revisions to Section 1.2.6 (Transect) and 1.3 (Definitions).

The Mayor opened the floor for Public Comment. There being none, Public Comment was then closed.

After discussion, Alderman Dilks made a motion to approve Second Reading of Ordinance 2018-014, an Ordinance of the Town of Thompson’s Station, Tennessee to amend Sections 1.2.6 the Transect, 1.3 Definitions and for the Planning Commission to review 4.5.2 General Transect Zone Restrictions for alternatives. The motion was seconded and carried by all.

- 2. Public Hearing and Second Reading of Ordinance 2019-001, an Ordinance of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance to revise Section 4.10.c addressing garage standards for single family residences and to amend Table 4.12 to increase the lot width within the D3 zoning district to 55 feet.**

The Mayor opened the floor for Public Comment.

Kevin Sturgill – Lennar Homes – Wanted clarification in the Ordinance as to what was meant by Construction Drawing approval. Town Attorney Moore clarified that “construction drawing approval” was a typo and should have read “preliminary plat approval”.

Public Comment was then closed.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2019-001, an Ordinance of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance to revised Section 4.10.c addressing garage standards for single family residences and to amend Table 4.12 to increase the lot width within the D3 zoning district to 55 feet, with the amendment that “with construction drawing approval” be replaced with “with preliminary plat approval”. The motion was seconded and carried by all.

- 3. Public Hearing and Second Reading of Ordinance 2019-002, An Ordinance to amend Title 18 of the Town of Thompson’s Station, Tennessee Municipal Code by establishing a Utilities Board to act as the Wastewater Board of the Town.**

The Mayor opened the floor for Public Comment. There being none, Public Comment was then closed.

After discussion, Alderman Bell made a motion to amend Ordinance 2019-002 with the new language as presented in Ordinance 2019-002A. The motion was seconded and carried by all.

Alderman Alexander then made a motion to approve second reading of Ordinance 2019-002, an Ordinance to amend Title 18 of the Town of Thompson’s Station,

Tennessee Municipal Code by establishing a Utilities Board. The motion was seconded and carried by all.

- 4. Resolution 2019-003, a Resolution of the Town of Thompson's Station, Tennessee approving a Professional Services contract with Barge Design Solutions, Inc. for engineering services related to the repair of Cell#1 at the Regional Wastewater Facility.**

Matthew Johnson with Barge Design Solutions came forward to answer any questions about the contract.

After discussion, Alderman Bell made a motion to approve Resolution 2019-003, a Resolution of the Town of Thompson's Station, TN approving a Professional Services contract with Barge Design Solutions Inc for engineering services related to the repair of Cell#1 at the Regional Wastewater Facility.

A Prepared Statement was then read by Alderman Ben Dilks Those BOMA members voting in favor of only repairing the boot in Cell 1 of our wastewater treatment plant are taking a reckless and irresponsible course of action. While this is the cheapest and fastest of options in the short term, it's also the riskiest and most expensive in the medium to long term. I cannot understand the twisted logic of on the one hand arguing that only fixing the boot, despite having reason to believe that there are other problems with the cell, and then resuming treatment of up to 42 million gallons of sewage in Cell 1 is the right thing to do, but then on the other hand being so concerned about the structural condition of the cell to argue that no further repairs should be done and it should be decommissioned within two to three years, nearly three decades before the end of its estimated useful life. I've shown my fellow Board members the evidence that indicates more serious problems with Cell 1 such as the First Response report of ground water filling the lagoon as they were trying to drain it, an email from 2011 addressed to the Mayor that indicated that divers noticed what was likely a slow and continuous leak in the cell, and aerial photographs of dislodged aerators indicating that concrete blocks weighing hundreds of pounds have been dragged along the liner, likely damaging it. I've also shared my financial analysis of the wastewater fund over the next ten years should we choose to decommission our current treatment plant and build a new system. It's not a pretty picture, as even in the most favorable scenarios, rate payers are \$5-10M poorer than if we were to properly repair our existing system, using it for the foreseeable future. My recommendations to fully drain Cell 1, inspect it, and determine whether we should repair the existing liner or replace it with a new one have been ignored by Mayor Napier, Alderman Bell, and Alderman Stover, as well as their sewer advisory committee. They concluded many months ago that the boot fix was what they needed to do in order to keep real estate development booming and tried to further justify the quick fix by planning to abandon the existing plant. This was all decided with little or no financial analysis of the options and apparently based on engineering reports that Mayor Napier and Alderman Stover claim to have seen but despite being asked, have failed to share with the Board. Alderman Bell said he doesn't believe any written reports exist but is instead relying on verbal reports of structural deficiencies that "scare the hell out of

(him)”, but evidently don’t concern him enough to fully inspect and repair the liner before filling cell 1 with over 175,000 tons of sewage. Alderman Stover stated that he “doesn’t trust (my) numbers” yet has provided no financial analysis of his own, instead apparently willing to rely on a clearly flawed, better late than never analysis performed by Town Staff in the past week.

For the sake of our Town and its residents, I hope my concerns about another catastrophic sewer system failure are never realized. I’m absolutely certain that fiscally speaking, the rate payers will end up absorbing the cost of the foolish decisions already made and yet to be made over the next few years. It’s just a matter of how long elected officials can hide the true cost of their actions and whether they can avoid an environmental and financial crisis in the meantime.

The motion was seconded and carried by a vote of 4 to 1 with Alderman Dilks casting the dissenting vote.

New Business:

- 5. First Reading of Ordinance 2019-003, an Ordinance to permit financial services to have a drive through in the Neighborhood Commercial (NC) district, limiting the location of the drive through to the east of Elliston Way and modify the parking standards for financial services.**

Mrs. Deats reviewed her Staff report and based on the goals and policies within the General Plan to provide opportunities for a mix of land uses throughout the Town, the Planning Commission recommends that the Board of Mayor and Aldermen adopt an ordinance to:

1. Amend Table 4.19 – Use District Parking Requirements to require “financial services” to provide one space for every 200 square feet of building area and a vehicle queue (stacking) of four cars for the drive through.
2. Amend Section 4.9.5 to include:
 - e. Bank with Drive Through Locations. Drive-thru lanes are prohibited in the NC District except for Financial Services uses on commercial lots adjacent to a major arterial street. Financial Services (including banks) may have a maximum of three (3) drive-through lanes under one (1) canopy, including any drive-through ATM lanes. Each drive-through lane shall have a stacking area sufficient for four (4) vehicles clear of any drives or parking spaces.

After discussion, Alderman Alexander made a motion to approve First Reading of Ordinance 2019-003, an Ordinance to permit financial services to have a drive through in the Neighborhood Commercial (NC) district, limiting the location of the drive through to the east of Elliston Way and modify the parking standards for financial services with Staff recommended contingencies. The motion was seconded and carried by all.

- 6. Resolution 2019-006, a Resolution approving a contract with Barge Design Solutions, Inc., for engineering services related to the preparation of a major thoroughfare plan and to authorize the mayor to sign the contract.**

Jonathan Smith with Barge Design Solutions, Inc., came forward to answer any questions.

After discussion, Alderman Stover made a motion to approve Resolution 2019-006, a Resolution approving a contract with Barge Design Solutions, Inc., for engineering services related to the preparation of a major thoroughfare plan and to authorize the Mayor to sign the contract. The motion was seconded and carried by all.

**7. Resolution 2019-007, a Resolution approving a contract with Duncan & Associates for the preparation of an Impact Fee Study.
After discussion, Alderman Stover made a motion to approve Resolution 2019-007, a Resolution approve a contract with Duncan & Associates for the preparation of an impact fee study. The motion was seconded and carried by all.**

8. First Reading of Ordinance 2019-004, which amends the annual Budget for FY beginning July 1, 2018 and ending June 30, 2019.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2019-004 which amends the annual budget for FY beginning July 1, 2018 and ending June 30, 2019. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 8:56 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder

