

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
March 8, 2016**

**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, March 8<sup>th</sup>, 2016 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Graham Shepard; Alderman Brandon Bell; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Finance Director Tammy Womack; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the February 9, 2016 Regular Meeting were submitted with revisions.

**Alderman Shepard moved to accept the revised minutes of the February 9, 2016 Regular Meeting. The motion was seconded and carried unanimously.**

**Public Comments:**

**None.**

**BOMA Reports.**

Alderman Shepard wanted an update on the Bridgemore Village bonds. Mr. Cosentini stated that there was no reason to call the bonds and that the Developer is to make repairs in all sections. Alderman Shepard also questioned the amended CCR's for Canterbury with regard to easements and public right of way. Town Attorney Todd Moore and Mr. Cosentini both stated that the Town ordinance is clear and the plat must include both easements and open access areas in order to be recorded. HOA and CCR's do not supersede the Land Development Ordinance. Alderman Shepard also voiced concern about letting people know about upcoming rezoning for Two Farms.

Alderman Shepard made note that March 28<sup>th</sup> is the date that the lawsuit with Crystal Clear is going before the judge.

**Town Administrator's Report**

Mr. Cosentini reviewed his report and updated the Board regarding the TDOT SIA (State Industrial Access) improvement project on Rt. 31 to just south of a realigned Critz Lane intersection. Mr. Cosentini informed the Board that he would like to hold a FY2017 Budget workshop before the first reading of the new budget.

Bids for the Greenway Trail project came in substantially higher than the engineering estimates and our project engineer is working on the comparison to see where money can be saved.

A Roderick Place workshop will take place on March 15<sup>th</sup> for explanation of the new concept plan and also discussion regarding the LDO Amendments.

Next month, Mr. Cosentini will be asking for capital funds for equipment purchases. Also, next month, development agreements will likely start coming in for various communities and attached are templates for review.

**Finance Report**

Mrs. Womack reviewed the financial report. The Town's cash balance is larger than usual due to having to send TDOT our portion of the SIA project funds. Expenses to note are the employee's retirement fund and a newly purchased snow plow.

**Unfinished Business:**

- 1. Public Hearing and Second Reading of Ordinance 2016-002: An Ordinance of the Town of Thompson's Station, Tennessee amending Ordinance 2015-004 which amends the annual budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016.**

Mr. Cosetini reviewed the Staff report and recommended approval as presented.

**With there being no discussion, Alderman Davis made a motion to approve the Second Reading of Ordinance 2016-002: An Ordinance of the Town of Thompson's Station, Tennessee amending Ordinance 2015-004 which amends the annual budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016.**

The motion was seconded and carried unanimously.

**New Business:**

- 2. First Reading of Ordinance 2016-003: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend the Town's zoning map by rezoning approximately 20 acres located at 4658 Columbia Pike (County tax map 146, parcel 016.07) and owned by MBSC Columbia Pike, LLC from Specific Plan (SP) to D-3 (High Intensity Residential)**

Mrs. Deats reviewed the Staff report and the Planning Commission recommends approval with the following contingencies:

1. That a 100 foot buffer be maintained along the project frontage adjacent to State Route 6 (Columbia Pike), and
2. Access is not approved with the re-zone, any access point shall be reviewed and approved by the Planning Commission during the planning process.

Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant regarding traffic.

Mr. Brian Rowe, with Henry and Wallace, came forward to speak on behalf of the developer regarding the zoning request change.

After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2016-003, An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend the Town's zoning map by rezoning approximately 20 acres located at 4658 Columbia Pike (County tax map 146, parcel 016.07) and owned by MBSC Columbia Pike, LLC from Specific Plan (SP) to D-3 (High Intensity Residential)

The motion was seconded and carried by a vote of 4 to 1 with Alderman Shepard casting the opposing vote due to growth concerns.

**3. First Reading of Ordinance 2016-004: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend the Land Development Ordinance**

Mrs. Deats reviewed her staff report and the Planning Commission recommends to the Board of Mayor and Aldermen adopt the amendments to the Land Development Ordinance.

After discussion, Alderman Bell made a motion to approve Ordinance 2016-004 An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend the Land Development Ordinance.

The motion was seconded and carried unanimously.

**4. Resolution 2016-004: A Resolution authorizing the Mayor to enter into a contract with the Tennessee Department of Transportation regarding improvements to the Lewisburg Pike and Critz Lane Intersection (RSAR – Federal Project No. HSIP-106(33), State Project No. 94014-2235-94)**

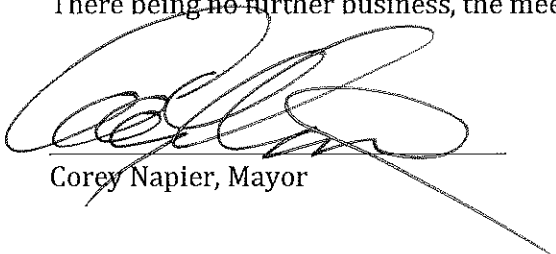
Mr. Cosentini reviewed his report and recommended approval.

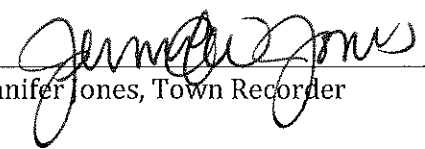
After discussion, Alderman Benson made a motion to approve Resolution 2016-004, A Resolution authorizing the Mayor to enter into a contract with the Tennessee Department of Transportation regarding improvements to the Lewisburg Pike and Critz Lane Intersection (RSAR – Federal Project No. HSIP-106(33), State Project No. 94014-2235-94)

The motion was seconded and carried unanimously.

**Adjourn**

There being no further business, the meeting was adjourned at 9:28 p.m.

  
Corey Napier, Mayor

  
Jennifer Jones, Town Recorder