

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
March 13, 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 February 13, 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 February 13th, 2018 regular meeting were presented.

After discussion, Alderman Bell made a motion to approve the minutes of the February 13, 2018 as presented. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes due to lack of detail.

Public Comments:

Brad Wilson – 3064 Americus Dr. – Glad that the roads were taken over in Tollgate.

Graham Shepard – 3120 Natoma Cir. – Reading from prepared statement as follows:

Re:

Consideration of the January 9, 2018, regular meeting minutes and the January 22, 2018, Special Session meeting minutes and the February 13, 2018, regular meeting minutes as they relate to the multi-million dollar "Land Deal"

Minutes of the January 9th and January 22nd and February 13th Board Of Mayor and Aldermen (BOMA) meetings, AS WRITTEN BY TOWN STAFF, omit important information and I am making this prepared statement to ensure residents have a more accurate history of the multi-million dollar land purchase and its debt financing.

Minutes of the January 9th meeting contain no information to enable understanding of why a majority of three Board members voted to delay making a decision when, in the previous BOMA meeting, all five members agreed the best way to finance the "Land Deal" was through issuance of a low interest, fixed rate, long-term General Obligation Bond.

All residents should know the main reasons why Mayor Corey Napier and Aldermen Brandon Bell and Brian Stover voted to delay were:

- 1) Over 500 residents signed a petition protesting the "Land Deal" and its General Obligation Bond debt financing and demanding the land purchase be determined by public referendum;
- 2) The Williamson County Election Commission certified the petition was filed in a timely manner and contained valid signatures of more than the required ten percent of Thompson's Station registered voters;

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- 3) The Williamson County Election Commission informed Town Administrator Joe Cosentini that, in accordance with Tennessee law, a public referendum was now required before Thompson’s Station could execute the “Land Deal” and finance the purchase with a General Obligation Bond; and, most importantly,
- 4) Town Administrator Cosentini, Mayor Napier and Aldermen Bell and Stover were adamantly opposed to holding a public referendum.

Faced with resident opposition, and fearful a majority would vote AGAINST the “Land Deal” if given the opportunity, a delay was necessary to ensure Town Administrator Cosentini and Town Attorney Todd Moore had time to find ways and means to ensure the “Land Deal” could immediately move forward without a public referendum.

This brings us to the January 22nd and February 13th meeting minutes written by Town Staff that contain no information to enable understanding of why Mayor Napier and Aldermen Bell and Stover voted to:

- (a) authorize Town Administrator Cosentini to prepare a motion to rescind the November 2017 unanimously approved General Obligation Bond financing plan;
- (b) authorize Town Administrator Cosentini to instead prepare a resolution to approve a higher interest, shorter term debt financing scheme;
- (c) rescind the November 2017 unanimously approved General Obligation Bond financing plan; and
- (d) approve a higher interest, shorter-term debt financing scheme.

The truth is Town Staff used the delay to come up with a “*Capital Outlay Notes*” financing plan that does NOT allow residents to file a petition requiring a public referendum. This new plan appealed to Mayor Napier and Aldermen Bell and Stover because it enabled all three to dismiss and disregard over 500 residents who exercised their legal right to file a petition requiring a public referendum.

Almost certainly because Town Administrator Cosentini and these three elected officials never had any intention of holding a public referendum, they all eagerly and unapologetically enacted a different financing scheme to circumvent the will of over 500 residents they serve. Mayor Napier’s strongest supporters have on occasion falsely accused me of putting a “personal agenda” ahead of what residents want. The history of this “Land Deal” shows how misplaced those accusations are.

Let it be known that Alderman Ben Dilks and I were willing to allow residents to decide the fate of this multi-million dollar “Land Deal.” If most residents disagreed with us and voted against the purchase, we would respect their collective judgment.

Let it also be known that Mayor Napier and Aldermen Bell and Stover put their “personal agendas” first and disrespected over 500 Thompson’s Station residents by doing so.

Unfinished Business:

- 1. Public Hearing and Second Reading Ordinance 2018-006 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 686.92 Acres to the TC (Transect Community) Zone located at 1350 King Lane (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00)**

Mrs. Deats reviewed her report and The Planning Commission recommends that the Board of Mayor and Aldermen zone these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres as TC (transect community) with the following contingencies:

1. An acceptable school building site, as determined in the reasonable discretion of the Town, for a public elementary school (approximately 15 – 20 acres) must be identified and dedicated from within the project site. The developer/property owners shall identify the school site on the concept plan for the Transect Community and shall dedicate the land necessary for the site prior to the approval of any final plats.
2. An acceptable public safety building, as determined in the reasonable discretion of the Town, must be identified and dedicated from within the project site. The developer/property owner shall identify the public safety building site on the concept plan for the Transect Community and shall dedicate the land necessary for the site prior to the approval of any final plats.
3. All proposed trails within the community must be made to allow for future connections the other public trail system and should be identified on the concept plan.
4. The wastewater treatment facility for the development must be located in an area at least 1,000 feet away from any property line.
5. All off-site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant.

Mayor Napier opened the floor for public comment.

Joanne Lund – 1457 Kittrell Rd. – Concerns regarding traffic, schools, infrastructure and home values depreciating. Objects to development.

Judy Skeen – 2093 Carters Creek Pk – Concerns regarding development size, lack of representative government, and lack of open spaces.

Bari Beasley – 1999 Evergreen Rd. – Works for the Heritage Foundation and wants to help the Town to preserve the rural character and promote smart growth.

Phil Yates – 3805 Mistico Ln – Opposed to Two Farms development. Moved to the area because of open farm land.

Todd Kaestner – 3210 Del Rio Pk. – Focus on quality and proper infrastructure.

Annabeth Hayes – 402 Brick Path Ln. – Works for Heritage Foundation. Wants to work with the Town to preserve rural characteristics of the development.

Bud Zeigle - 3502 Refugee Trail – Voiced mistrust of Town officials.

Jimmy Deason – 1319 King Lane – Has concerns with traffic, decreasing property values and infrastructure.

Michelle Mullins – 1501 Coleman Rd. - Spoke favorably about the development and how the developer has listened to citizen concerns.

The Mayor then closed public comment.

Michael Abbott with Beacon Development came forward to speak on his behalf and answer any questions.

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-006, an Ordinance of the Board of Mayor and Alderman of the Town of Thompson’s Station, Tennessee to Zone 686.92 acres to the TC (transect community) zone located at 1350 King Lane (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) with Staff’s contingencies. The motion was seconded and carried by all.

2. Public Hearing and Second Reading Ordinance 2018-004 - An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 4.17 (Sign Standards) within the Land Development Ordinance

Mrs. Deats reviewed her Staff Report and Staff recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-004 amending Section 4.17 (Sign Standards) within the Land Development Ordinance.

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

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2018-004, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 4.17 (Sign Standards) within the Land Development Ordinance. The motion was seconded and carried by all.

New Business:

3. First Reading of Ordinance 2018-007 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance to incorporate a definition and Golf Course Standards in to the Land Development Ordinance.

Mrs. Deats reviewed her Staff Report and The Planning Commission also recommends that the Board of Mayor and Aldermen amend the Land Development Ordinance to establish a definition for golf course and establish development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2018-007 with the modification of adding the clarification under item number three to buffer type and have staff look into the driving range standards, cart paths and lighting. The motion was seconded and carried by all.

4. **First Reading of Ordinance 2018-008 – And Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 3.3.7 of the Land Development Ordinance to permit a building height of 32 feet within the RHPA**

Mrs. Deats reviewed her Staff report and the Planning Commission recommends that the Board of Mayor and Aldermen pass on first reading Ordinance 2018-008 to amend the Land Development Ordinance related to hillside and steep slope development and set a public hearing for April 10, 2018.

Mr. Jake Rains came forward to speak on the amendment.

After discussion, Commissioner Bell made a motion to approve First Reading of Ordinance 2018-008 and have Planning Commission review how height will be measured. The motion was seconded and carried by all.

5. **First Reading of Ordinance 2018-009– An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 212.93 acres**

to the TC (Transect Community) zone located at 2816 Thompson’s Station Rd (Tax Map 154 Parcel 50).

Mrs. Deats reviewed her Staff report and based on the findings for General Plan consistency, the Planning Commission recommends that the Board of Mayor and Aldermen adopt an ordinance to zone this property (Tax Map 154 Parcel 50.00) as Transect Community (TC).

Mr. Josh Denton and Mr. Jeff Rosiak came forward to answer questions on behalf of the applicant.

After discussion, Alderman Dilks made a motion to approve First Reading of Ordinance 2018-009, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 212.93 acres to the TC (Transect Community) zone located at 2816 Thompson’s Station Rd (Tax Map 154 Parcel 50). The motion was seconded and carried by all.

6. Dedication Request: Tollgate Village Phases 1-12

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve the request for acceptance of infrastructure in Phases 1-12 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 accept the request for acceptance of infrastructure in Phases 1-12 of the Tollgate Village subdivision, set maintenance and surety amounts for roads, drainage and Erosion control for Phases 1-7 and 10-11 for \$100,000; the roads, drainage and erosion control for Phase 12 for \$29,400 and the wastewater collection system for Phase 12 for \$9,500 and \$19,000 for the Traffic Light. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

7. Request for Road Closure – Sip & Savor June 16, 2018

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve the road closure request as presented.

Alderman Stover made a motion to approve the road closure request as presented. The motion was seconded and carried by all.

8. Board Appointments for Board of Zoning Appeals and Design Review Commission

Mr. Cosentini reviewed his report and Approve the re-appointment Mr. Buttrey, Ms. Herring and Ms. Irwin to the BZA with the following terms:

Archie Buttrey – 12/2018, Mary Herring – 12/2020 and Martha Irwin 12/2021

Approve the re-appointment of Mr. Bennett and Ms. Bradley each with expiring terms of 12/2019.

Have staff advertise for the remaining vacancies.

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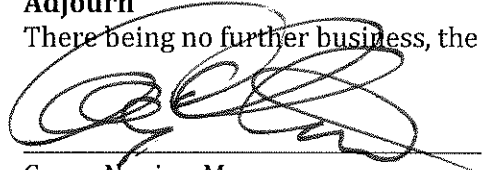
Alderman Dilks made a motion to extend Jeff Ridsen's appointment to 2021 and advertise the rest of the positions. The motion was seconded and failed by a vote of 2 to 3 with Mayor Napier and Aldermen Bell and Stover casting the dissenting votes.

Alderman Bell then made a motion to re-visit Board (BZA & DRC) appointments, have applicants submit resumes and introduce themselves on Tuesday April 10, 2018 at 6:30. The motion was seconded and carried by all.

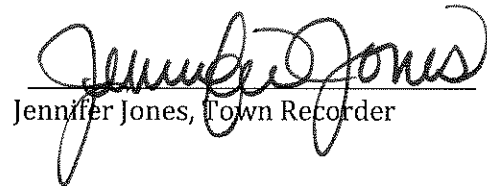
Mr. Cosentini reviewed his Town Administrator report and pointed out that the financial information includes the report on debt obligation for the recently issued capital outlay notes in the amount of \$1.55M at 2.9%.

Adjourn

There being no further business, the meeting was adjourned at 9:56 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder

