

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
April 12, 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, April 12, 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 March 8th, 2016 Regular Meeting were submitted.

Alderman Davis moved to accept the revised minutes of the March 8th, 2016 Regular Meeting. The motion was seconded and carried unanimously.

Sip and Savor Event – Cayce Williams, an Alderman in the City of Spring Hill and member of the Spring Hill/Thompson's Station Rotary Club, came forward to speak on behalf of the Rotary Club fundraiser, Sip and Savor At The Station, requesting permission to close roads for the event scheduled Saturday, June 18th, 2016.

Alderman Davis made a motion that the Board approve a road closure for Sip and Savor At The Station on June 18th, 2016. The motion was seconded and carried unanimously.

Public Comments:

***Note – All public comments in this section are with regard to Two Farms**

Development.

Naomi Judd – Leipers Fork – Concerns regarding traffic, emergency vehicles, schools and infrastructure.

Rachel McCampbell – 4119 Hillsboro Rd. - Concerns regarding wildlife, environment and protecting the land.

Pam Lewis – 4801 Columbia Ave. – Concerns about the “bigger” picture. Referred to letters send to BOMA members via email. Open space concerns.

Jay Cornay - 4068 Carters Creek Pk. – Concerns regarding eminent domain, architectural integrity, and zoning.

Commissioner Kaestner -9th district commissioner in Franklin – Concerns regarding development, tax burdens, and TDOT funding for roads.

Roxanne Camel – 3045 Carters Creek Pk. – Concerns about preserving the character of the country.

Pat Thomas – 7491 Caney Fork Rd. – Concerns about planning process. Against development.

Tom Mason – 1388 Hunter Rd. – Concerns with UGB, inadequate roads, and is against land use plan.

Sherrri Clark – 601 Janice Ct., 9th District Franklin Commissioner – Concerns regarding infrastructure, environment. Voiced opposition to development.

Charlie Lingo – 1420 Coleman – Concerns about protecting the people surrounding the land.

Irene Ludwig – 3215 Kinnard Springs Rd. – Concerns regarding traffic.

Michelle Alcott – Blazer Rd. – Concerns about not having enough information regarding Two Farms development.

Jimmy Deason – 1319 King Lane – Concerns with traffic, schools, and apartments.

Patty Adams – 1747 Cayce Springs Rd. – Concerns with traffic and development. Would like to see the development pause.

George Adams – 1747 Cayce Springs Rd. – Density concerns. Would like larger parcels within development.

Kim Peterson – 3448 Colebrook Dr. – Is for the Two Farms development. Went to charrettes meetings and feels this is what Thompson's Station needs as far as a developer.

Mr. Nichols – Refuge Trail – Concerns about what Thompson's Station gets out of the development.

BOMA Reports.

Alderman Shepard passed out a one page document regarding a FCC rule and wants it put on May agenda. Wants Mr. Cosentini to elaborate on how the street maintenance turnover to the Town takes place on next month's agenda as well. Alderman Shepard also wants to know who the internet provider will be for the K-8 proposed school. Alderman Shepard clarified that the school board would not be paying for any road improvements, nor widening, only turn lanes per the Planning Commission meeting on March 22, 2016

Town Administrator's Report

Mr. Cosentini reviewed his report and requests that Board approve equipment/vehicle purchases that would be made through the State of Tennessee Statewide Purchasing contract.

After discussion, Alderman Bell made a motion to approve the purchase of a Light Duty Dump Truck, a Work Truck 4x4, a Bobcat Trackhoe, and a Bobcat Skid Loader to the total of \$193,000. The motion was seconded and approved unanimously.

Mr. Cosentini updated the Board on the SIA project and stated that the project would be delayed to June. Also, the Trail Project has a new bid opening on May 2nd and the Town anticipates that project to move forward as planned this summer

Finance Report

Mrs. Womack reviewed the financial report. The Town had some cash movement through the month.

Unfinished Business:

- 1. Public Hearing and Second Reading of Ordinance 2016-003: An Ordinance 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).**

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

Public Comment:

Pam Lewis – 4801 Columbia Pk., Franklin – Concerns about setbacks and road widening.

Pat Springer – 1723 Old Thompson's Station Rd. – Concerns about culvert.

After a brief discussion, Alderman Bell made a motion to approve the Second Reading of Ordinance 2016-003: An Ordinance 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 vote of 4 to 1 with Alderman Shepard casting the opposing vote due to the fact that it does not follow the growth without regret principal.

- 2. Public Hearing and Second Reading of Ordinance 2016-004: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station to amend the Land Development Ordinance.**

Mr. Cosentini reviewed the Staff report and recommended approval to adopt Ordinance 2016-004 to amend the Land Development Ordinance, but sending Table 4.1 (Land Use and Building Type), back to the Planning Commission for review.

Alderman Bell recommended revising the verbiage to Section 4.17.6 to enumerate the Planning Commission extension timeline.

After a brief discussion, Alderman Davis move to approve the Second Reading of Ordinance 2016-003: On Ordinance of the Town of Thompson's Station to amend the Land Development Ordinance with new verbiage in Table 4.1 and Section 4.17.6 and to refer Table 4.1 back to the Planning Commission

The Motion was seconded and carried unanimously.

New Business:

- 1. First Reading of Ordinance 2016-005: 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 zoning newly annexed territory (Map 119, Parcel 1.00; and Map 131, Parcel 11.03) as Transect Community (TC) as shown on the attached map.**

Mrs. Deats reviewed her Staff report and recommended that the Board of Mayor and Alderman adopt Ordinance 2016-115.

Mr. Beau Welling and Mr. Dan Ford with Beau Welling Design came forward to speak on behalf of the applicant.

Alderman Shepard posed several questions regarding the development to which Mr. Welling and Mr. Ford provided answers.

Alderman Shepard also requested that garden style apartments not be allowed within the Two Farms subdivision. Mr. Welling and Mr. Ford assured Alderman Shepard that this type of apartment would not be built.

After discussion, Alderman Davis made a motion to approve Ordinance 2016-005, 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 zoning newly annexed territory (Map 199, Parcel 1.00; and Map 131, Parcel 11.03) as Transect Community (TC) as shown on the attached map with the following conditions:

- 1. A trail network is provided to any public trail system that the Town builds.**
- 2. An appropriate public school site is identified.**
- 3. A public safety building be identified .**
- 4. Any public wastewater site is 1000 feet from an existing residential structure.**
- 5. All necessary off-site improvements be borne by the developer.**

The motion was seconded and carried unanimously.

Mayor Napier provided a brief break at 9:10 and the Board resumed at 9:20

- 2. First Reading of Ordinance 2016-006: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a revised concept plan for the Roderick Place Development (CP 2016-003) for 87 residential lots, 56 detached rental suites and 127,606 square feet of commercial uses located at 4626 Columbia Pike and 4624 Columbia Pike.**

Mrs. Deats reviewed her staff report and the Planning Commission recommends to the Board of Mayor and Aldermen adopt the amendment to the specific plan zone for the development of 87 single-family lots, 56 rental guest suites and 127,606 square feet of commercial uses in accordance with the concept plan and pattern book.

Jeff Rosiak with Kiser came forward to speak on behalf of the applicant and answer any questions.

After discussion, Alderman Shepard made a motion to approve Ordinance 2016-006, An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a revised concept plan for the Roderick Place Development (CP 2016-003) for 87 residential lots, 56 detached rental suites and 127,606 square feet of commercial uses located at 4626 and 4624 Columbia Pike

The motion was seconded and failed by a vote of 3 -2 with Alderman Benson and Alderman Shepard voting for and Alderman Bell, Alderman Davis and Mayor Napier voting against.

3. Resolution 2016-05- A resolution of the Board of Mayor and Aldermen of the Town of Thompson's Station Tennessee to approve a Utility Relocation Agreement with the State of Tennessee Department of Transportation related to the ISA Road Serving MARS Petcare and to Authorize the Mayor to Execute said Agreement.

a. Resolution 2016-006 – A Resolution of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee to approve an agreement with Kimley-Horn and Associates, Inc. for professional services related to the Wastewater Lin Relocation and upgrade along Highway 31 as a part of the TDOT Project for MARS Healthcare.

b. Resolution 2016-007- A Resolution of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee to approve a deposit and reimbursement agreement with C&L Development LLC for the Installation of a new wastewater force main and to authorize to the Mayor to Execute said agreement.

Mr. Cosentini stated that the resolutions above are no longer necessary without the passing of Ordinance 2016-006 and recommended to defer indefinitely.

Alderman Davis made a motion to defer Resolutions 2016-05, 2016-06 and 2016-07 indefinitely. The motion was seconded and carried unanimously.

4. First Reading of Ordinance 2016-007 – An Ordinance of the Town of Thompson's Station, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017.

Mr. Cosentini reviewed his Staff report and recommended approval.

After a brief discussion, Alderman Bell made a motion to approve Ordinance 2016-007, an Ordinance of the Town of Thompson's Station, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017.

The motion was seconded and carried unanimously.

- 5. Resolution 2016-08 – A Resolution of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a Lease with the Tennessee Equine Hospital PLLC and to authorize the Mayor to execute said agreement.**

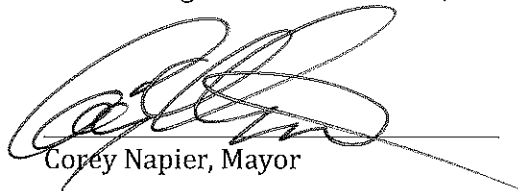
Mr. Cosentini reviewed his Staff report and recommended approval to the Board of Mayor and Aldermen.

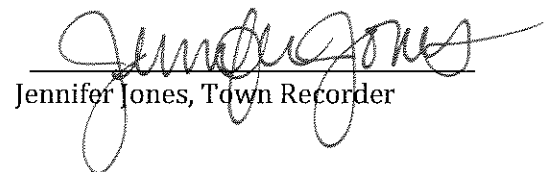
After a brief discussion, Alderman Bell made a motion to approve Resolution 2016-08, a Resolution of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a Lease with the Tennessee Equine Hospital PLLC and to authorize the Mayor to execute said agreement.

The motion was seconded and carried unanimously.

Adjourn

There being no further business, the meeting was adjourned at 10:05 p.m.


Corey Napier, Mayor


Jennifer Jones, Town Recorder