

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
May 10, 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 7:02 p.m. on Tuesday, May 10, 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 April 12th, 2016 Regular Meeting were submitted.

Alderman Davis moved to accept the minutes of the April 10th, 2016 Regular Meeting. The motion was seconded and carried unanimously.

Public Comments:

None.

BOMA Reports.

Alderman Shepard updated the Board on his amendment to the LDO regarding apartments in the TC zone and noted that the Planning Commission is proposing a solution. He also updated the Board on the partial settlement on the private lawsuit between the Developer of the Fields of Canterbury and the Canterbury HOA was settled out of court and the residents of Canterbury will be free of the Crystal Clear monopoly.

Alderman Shepard made a motion to direct Town Staff to prepare a draft petition for both Tollgate Village and Bridgemore Village that states they are in violation of the FCC's "over the air devices" rule and bring back before the Board in June. The motion was seconded and carried unanimously.

Alderman Davis noted that the Parks Commission has been working on the new rules and signage for Thompson's Station Park.

Alderman Bell congratulated Town Staff for two awards, one at State level and one at National level, given to the Town for the work on the new Land Development Ordinance.

Town Administrator's Report

Mr. Cosentini reviewed his report and stated that the Town has received notice from the TN Department of Transportation that we might be eligible for a bridge grant for the Fry Road Bridge. The Town has been awarded the TN Municipal League Small Town's Progress Award for the drafting and adoption of the Town's new Land Development Ordinance. Also the Town

received Honorable Mention for the 2016 Driehaus Form Based Code award for the achievement in writing and implementing form based codes.

Finance Report

Mrs. Womack reviewed the financial report and stated that we are in a strong cash position.

Unfinished Business:

Public Comment:

Ashley Judd – Garrison Rd/Leipers Creek Rd. – Environmental, community, and lifestyle change concerns.

Anne Goetze – Leipers Fork – Doesn't think Two Farms is legal.

Rachael McCampbell – 4119 Hillsboro Rd. – Urban sprawl, tax, and traffic concerns.

Pat Thomas – 7491 Caney Fork – Urban Growth Boundry and planning process concerns.

Kayla Wright – 3275 Kinnard Springs Rd. – Traffic and eminent domain concerns.

Maurice Amateau – 3210 Kinnard Springs Rd. – Environmental and traffic concerns.

Joshua Ferg - 5519 Joseph St., Franklin – Taxation and traffic concerns.

Pam Lewis – 4801 Columbia Pk. – Traffic Concerns

Matthew Gary – 2700 Brenda St. – Appreciates the Town and what the Staff is doing.

Tom Mason – 1388 Hunter Rd. – Population, greenspace concerns.

Erin Cornay – 4068 Carters Creek Pk. – Traffic, lifestyle, noise, pollution, and environmental concerns.

Rena Ivanov - 3863 Bear Creek Rd. – traffic concerns.

Diana Hudson – 5279 Old Hillsboro Rd. – Concerns with traffic and urban growth

Jon Peterson – 344 Colebrook Dr. – Thinks this is a precedent for the community. Uses a vision that embraces what Thompson's Station wants.

Stella Shultz – Robinson Rd. – Development concerns

Michelle Mullins – 1501 Coleman Rd. – Doing development the right way. People are resilient.

Rena Lestarjett – 1404 Coleman Rd. – Public safety concerns

Rick Nardone – 3733 Mobley's Cut – Density concerns

Nicholas Evrett – 3512 Refuge Trail – Traffic/road concerns. Put something together to show what the community is getting.

There being no further comments, the public hearing was closed.

1. Public Hearing and second reading of Ordinance 2016-005 – Rezone for Two Farms at Thompson’s Station.

Mrs. Deats reviewed the Staff report and recommended approval with the following contingencies:

1. An acceptable school building site must be identified and dedicated from within the annexed area prior to the approval of any residential plat.
2. An acceptable public safety building must be identified and dedicated from within the annexed area prior to the approval of any residential plat.
3. All proposed trails within the community must be made to allow for future connections to the public trail system.
4. The wastewater treatment facility must be located in an area at least 1,000 feet away from any existing adjacent residential structure.
5. All off site infrastructure improvements necessary to serve this project will be paid for entirely by the developer/applicant. Improvements that are mutually beneficial may be presented and approved by the Board of Mayor and Aldermen where cost sharing and/or financial offsets can be considered.

After discussion, Alderman Davis made a motion to approve Ordinance 2016-005, a rezone for Two Farms at Thompson’s Station. Alderman Davis then withdrew the motion due to further discussion.

Alderman Shepard then proposed a sixth contingency that the Developer will work with Staff with the definition of garden apartment. Beau Welling of Beau Welling Design and Michael Abbott with Beacon Development came forward to speak on behalf of the applicant. After further discussion between the Board and the applicant, the applicant stated they would work with Town Staff on a definition of a garden apartment to put in the Developer Agreement.

Alderman Davis then made a motion to approve Ordinance 2016-005, a rezone for Two Farms at Thompson’s Station Phase 2 – a request to rezone from T2 to Transect Community (TC) zone with Staff recommended contingencies. The motion was seconded and carried unanimously.

2. Public Hearing and second 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.

Mayor Napier then opened the Public Hearing for comment. There being none, the Mayor then closed public comment.

After 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 approved unanimously.

Mayor Napier then called a 5 minute recess at 8:48 and the Board reconvened at 8:52.

- 3. First Reading of Ordinance 2016-005 – Roderick Place – Request to approve a revised concept plan for the development of 87 single family lots 56 rental guest suites and 127,606 square feet of commercial located at 4626 Columbia Pike and 4624 Columbia Pike.**

Mrs. Deats reviewed her staff report and recommended that the Board of Mayor and Aldermen pass Ordinance 2016-006 and set a public hearing and second reading for June 14, 2016. Jeff Rosiak with Kiser Vogrin Design and Bryan Echols, legal counsel for the Developer came forward to speak on behalf of the applicant.

After discussion, Alderman Bell made a motion to defer Ordinance 2016-005, Concept Plan for Roderick Place be returned to Planning Commission for analysis of zoning use and relationship to the zoning plan and be brought back before the Board of Mayor and Aldermen in June. The motion was seconded and carried by a vote of 4 to 1, with Alderman Shepard casting the opposing vote.

- 4. Resolution 2016-005 – 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 SIA 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 Aldermen 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 line relocation and upgrade along Highway 31 as part of the TDOT Project for Mars Petcare.**

Mr. Cosentini reviewed his Staff report and recommended moving into an agreement with TDOT and Kimley Horn and Associates for professional services related to wastewater relocation.

After discussion, Alderman Davis made a motion to approve Resolution - 2016-005 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 SIA Road serving Mars Petcare and to authorize the Mayor to Execute Said Agreement and Resolution 2016-006 A Resolution of the Board of Mayor and Aldermen 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 line relocation and upgrade along Highway 31 as part of the TDOT Project for Mars Petcare. The Motion was seconded and carried unanimously.

- a. **Resolution 2016-007 – A resolution of the Board of Mayor and Aldermen 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 the Mayor to execute said agreement.**

Resolution not applicable

New Business:

5. **First Reading of Ordinance 2016-008 – Rezone for Pleasant Creek located along the west side of Lewisburg Pike from D1 Low Intensity Residential to TC Transect Community (File: Zone Amend 2016-003).**

Withdrawn by applicant.

6. **Wastewater Request – Pleasant Creek**

Withdrawn by applicant.

7. **First Reading of Ordinance 2016-010 – An Ordinance of the Town of Thompson’s Station, TN which amends the annual budget which begins July 1, 2015 and ends June 30, 2016.**

8.

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

After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2016-010, an Ordinance of the Town of Thompson’s Station, TN which amend the annual budget which begins July 1, 2015 and ends June 30, 2016. The motion was seconded and approved unanimously.

9. **Resolution 2016-009 – A resolution of the Board of Mayor and Aldermen of the Town of Thompson’s Station, TN to award bid and approve a contract with K.W. Langford excavating for the construction of Phase I of the Town’s Greenway and to authorize Mayor to execute said agreement.**

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

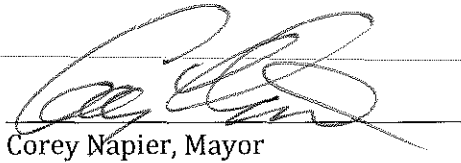
After discussion, Alderman Bell made a motion to approve Resolution 2016-009 – A resolution of the Board of Mayor and Aldermen of the Town of Thompson’s Station, TN to award bid and approve a contract with K.W. Langford excavating for the construction of Phase I of the Town’s Greenway and to authorize Mayor to execute said agreement. The motion was seconded and carried unanimously.

10. **First Reading, Ordinance 2016-009 – An ordinance of the Board of Mayor and Alderman of the Town of Thompson’s Station, TN to amend the Land Development Ordinance to include a minimum lot width for Townhomes in the D3 Zoning District.**


After a brief discussion, Alderman Bell made a motion to approve the first reading of Ordinance 2016-009 An ordinance of the Board of Mayor and Alderman of the Town of Thompson's Station, TN to amend the Land Development Ordinance to include a minimum lot width for Townhomes in the D3 Zoning District. The motion was seconded and carried by a vote of 4 to 1 with Alderman Shepard casting the opposing vote.

Adjourn

There being no further business, the meeting was adjourned at 9:35 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder