

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
August 9, 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, August 9, 2016 with the required quorum. Members and staff in attendance were: 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. Mayor Corey Napier was unable to attend.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the June 14, 2016 Regular Meeting were submitted.

**Alderman Benson moved to accept the minutes of the June 14, 2016 Regular meeting. The motion was seconded and carried unanimously.**

**Public Comments:**

Jack Gray – 2065 Prescott Way, Spring Hill – With Anglin Septic Services. Mr. Gray requested a temporary reinstatement of the Town's acceptance of septage at the Regional Wastewater Facility for his hauling company due to an ongoing project in Spring Hill that has not yet been connected to public sewer. The Board informed Mr. Gray that the item would be placed on a future agenda for consideration.

**BOMA Reports.**

Alderman Shepard informed the Board that the FCC petition against Crystal Clear was filed today (Aug. 9, 2016). He also wants the Town to prosecute all builders that are in violation of the construction hours ordinance.

**Town Administrator's Report**

Mr. Cosentini reviewed his report regarding future development discussions. Staff met with Williamson County School representatives on August 4, 2016 for the pre-construction meeting on the new school at Bridgemore Village. The Town has received and reviewed a preliminary conceptual plan for a potential convenience store at the intersection of Critz Lane and Columbia Pike. Staff met with representatives of the Bryant Property regarding a potential commercial development on the site. The TDOT SIA Project for widening a portion of Columbia Pike is still scheduled for the August 17<sup>th</sup> letting.

Mr. Cosentini sent letters to the developer of Bridgemore Village and Tollgate Village regarding disputes about roadway maintenance and completion of infrastructure work. No response has been received. Staff will recommend that the Planning Commission suspend future plats in these subdivisions.

**After a brief discussion, Alderman Bell made a motion to send a formal recommendation to the Planning Commission to suspend all plats in the subdivisions of Tollgate Village and Bridgemore Village until a resolution has been**

**established on the repair of the streets. The motion was seconded and carried by all.**

Mr. Cosentini then informed the Board that he will be sending out some dates for a potential Special BOMA Session next week.

**Finance Report**

Mrs. Womack reviewed the financial report noting that the report has now expanded detail by department. She also noted that Wastewater Billing will now be outsourced. The cost is \$.25 per customer and includes remittance envelopes.

**Unfinished Business:**

- 1. Public Hearing and Second Reading of Ordinance 2016-011 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance**

**Public Comment:**

None

**Alderman Bell made a motion to approve Second Reading of Ordinance 2016-011 – 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.**

- 2. Public Hearing and Second Reading of Ordinance 2016-012 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Title 8 of the Municipal Code by adding a new Chapter 2 related to the sale of wine in retail food stores.**

**Public Comment:**

None

**Alderman Bell made a motion to approve Second Reading of Ordinance 2016-012 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Title 8 of the Municipal Code by adding a new Chapter 2 related to the sale of wine in retail food stores. The motion was seconded and carried by a vote of 3 to 1 with Alderman Shepard voting against.**

**New Business:**

- 3. First Reading of Ordinance 2016-008 – 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 certain properties generally located North of Thompson’s Station Road East, along the West side of Lewisburg Pike (State Route 106/Highway 431). East of Interstate 65 (Tax Map 154 50.00) from D1 – Low Intensity to Transect Community (TC) as shown on the attached map.**

Mrs. Deats reviewed her Staff report and based on findings for General Plan consistency, the Planning Commission recommends adoption of Ordinance 2016-008 to-rezone the land north of Thompson’s Station Road East, along the west side of Lewisburg Pike (State Route 106/431),

east of Interstate 65 (Map 154 50.00) for the Pleasant Creek neighborhood as Transect Community (TC).

Greg Gamble with Gable Design Collaborative came forward to speak on behalf of Pleasant Creek.

**After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2016-008 – 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 certain properties generally located North of Thompson’s Station Road East, along the West side of Lewisburg Pike (State Route 106/Highway 431). East of Interstate 65 (Tax Map 154 50.00) from D1 – Low Intensity to Transect Community (TC) as shown on the attached map with the following conditions:**

- a. More information be brought forth on the plan to help the general public understand the rezone at second reading.
- b. An update of the status of onsite sewer solutions.

The motion was seconded and carried by all.

The second reading and public hearing was set for September 13, 2016.

**4. First Reading of Ordinance 2016-013 – Land Development Ordinance Amendments re: Residential Uses.**

Mrs. Deats reviewed her Staff report and recommended to the Board of Mayor and Aldermen pass on first reading the proposed amendment to the Land Development Ordinance and set a public hearing for September 13, 2016.

**After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2016-013, Land Development Ordinance Amendments re: Residential Uses with the contingency that we are reviewing Items discussed today and working with Placemakers to get a revised draft. The motion was seconded and carried by all.**

The second reading and public hearing was set for September 13, 2016.

**5. First Reading of Ordinance 2016-014 – An Ordinance granting a franchise to Atmos Energy Corporation, Its Successors and Assigns for a period of Fifteen (15) years to erect, construct, reconstruct, maintain and operate a natural gas plant or plants for the manufacturing and processing of any and all kinds of gas and for the distribution of natural gas and for the installation and maintenance of mains, pipes, pipelines, distribution lines, and other equipment necessary or incidental to distribution of said gas upon, across, along and under the Highways, Streets, Avenues, Roads, Alleys, Lanes and other Public Grounds of the Town of Thompson’s Station, Williamson County, Tennessee.**

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve first reading of Ordinance 2016-014 granting a franchise to Atmos Energy Company corp.

Steven Steiger came forward to speak on behalf of Atmos Energy.

**After discussion, Alderman Shepard made a motion to approve Ordinance 2016-014, An Ordinance granting a franchise to Atmos Energy Corporation, its successors and assigns for a period of 10 years for the manufacturing and processing of any and all kinds of gas and for the distribution of natural gas and for the installation and maintenance of mains, pipes, pipelines, distribution lines, and other equipment necessary or incidental to distribution of said gas upon, across, along and under the Highways, Streets, Avenues, Roads, Alleys, Lanes and other Public Grounds of the Town of Thompson's Station, Williamson County, Tennessee. The motion was seconded and failed by a vote of 2 to 2.**

**After discussion, Alderman Bell made a motion to approve the following: An Ordinance granting a franchise to Atmos Energy Corporation, its successors and assigns for a period of 10 years for the manufacturing and processing of any and all kinds of gas and for the distribution of natural gas and for the installation and maintenance of mains, pipes, pipelines, distribution lines, and other equipment necessary or incidental to distribution of said gas upon, across, along and under the Highways, Streets, Avenues, Roads, Alleys, Lanes and other Public Grounds of the Town of Thompson's Station, Williamson County, Tennessee with a zero fee for a period of 5 years and the ability to renegotiate the franchise fee in 5 years . The motion was seconded and carried by a vote of 3 to 1 with Alderman Davis casting the opposing vote.**

- 6. Resolution 2016-013 - A Resolution of the Town of Thompson's Station, Tennessee to approve a Subdivision Development Agreement with BluePrint Properties for Phase 6 of Bridgemore Village and to Authorize the Mayor to Execute Said Agreement.**

Mr. Cosentini reviewed his report and recommended approval. Phillip Jones came forward to speak on behalf of the applicant and concurred that an agreement that is binding through the developer is also binding to anyone that they retain constructing on the sites, and also stated that it is a recorded plan that we (BluePrint) have to be compliant with.

**After discussion, Alderman Bell made a motion to approve Resolution 2013-013 - A Resolution of the Town of Thompson's Station, Tennessee to approve a Subdivision Development Agreement with BluePrint Properties for Phase 6 of Bridgemore Village and to Authorize the Mayor to Execute Said Agreement, but striking Item number 5 from Section 7 of said Development Agreement. The motion was seconded and carried by all.**

- 7. Resolution 2016-014 – A Resolution of the Town of Thompson's Station, Tennessee to approve a Subdivision Development Agreement with Hood Development LLC for Phase 11 of Fields of Canterbury and to Authorize the Mayor to Execute Said Agreement.**

Mr. Cosentini reviewed his staff report and recommended approval.

**After discussion, Alderman Shepard made a motion to approve Resolution 2016-014 – A Resolution of the Town of Thompson's Station, Tennessee to approve a Subdivision Development Agreement with Hood Development LLC for Phase 11 of Fields of Canterbury and to authorize the Mayor to Execute Said Agreement. The motion was seconded and carried by all.**

**Fields of Canterbury and to authorize the Mayor to Execute Said Agreement. The motion was seconded and carried by all.**

**8. Dedication of Public Improvements – Fields of Canterbury Phases 2 and 3 – Roads, Drainage and Sewer.**

Mr. Cosentini reviewed his report and recommended approval for the request for acceptance of the roads, storm drains and wastewater facilities in Phases 2 and 3 in the Fields of Canterbury subdivision and set maintenance bond amounts as follows:

Phase 2 –	
Roads, Drainage, and Erosion Control	\$23,000
Wastewater	\$12,900
Phase 3 –	
Roads, Drainage, and Erosion Control	\$69,000
Wastewater	\$44,000

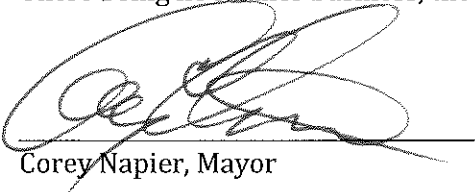
In addition, the plats for phases 2 and 3 will need to be amended to remove the note regarding sidewalks being maintained by the Town of Thompson's Station and assign this responsibility to the Home Owners Association per our LDO.

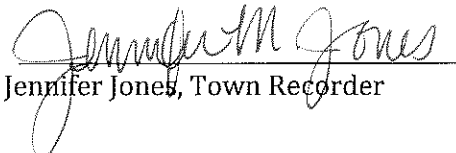
Bucky Ingram with Hood Development came forward to speak on behalf of the applicant and stated that the CCR's have been revised to take out the language that allowed us (Hood Development) to use an exclusive technology provider in the neighborhood (Fields of Canterbury). Mr. Ingram further indicated that Technology Easements do exist in these sections, but they are not exclusive to any one provider.

**After discussion, Alderman Bell made a motion to accept approval for the request for acceptance of the roads, storm drains and wastewater facilities in Phases 2 and 3 in the Fields of Canterbury subdivision minus sidewalks and alleys and set maintenance bonds as recommended. In addition, the plats for Phases 2 and 3 will need to be amended to remove the note that the Town of Thompson's Station is responsible for the sidewalks and assign this responsibility to the HOA. The motion was seconded and carried by all.**

**Adjourn**

There being no further business, the meeting was adjourned at 8:50 p.m.

  
Corey Napier, Mayor

  
Jennifer Jones, Town Recorder