

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
August 11, 2015

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:01 p.m. on Tuesday, August 11, 2015 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Brandon Bell; Alderman Graham Shepard; Town Administrator Joe Cosentini; Finance Director Tammy Womack; Town Attorney Todd Moore and Town Recorder Chandra Boughton.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the June 9, 2015 Regular Meeting were previously submitted.

Alderman Benson moved to accept the minutes of the June 9, 2015 Regular Meeting as submitted. The motion was seconded and carried unanimously.

Public Comments. None.

Presentation: Karen Curtis of Tennessee Consolidated Retirement System:

"Town of Thompson's Station Retirement Plan Study". Ms. Curtis provided background information about the TCRS and reviewed the three retirement plan options available to the Town and the costs / benefits associated with each. Ms. Curtis fielded questions from the BOMA and noted that the study is good for two quarters, therefore the Town would need to join by January 1, 2016.

BOMA Reports

Alderman Shepard informed the BOMA that he and Alderman Bell mailed a letter to Crystal Clear Communications informing them of the Zoning Ordinance (Ord 2015-003) passed in June which disallows private utility easements. Alderman Shepard has not received a response and therefore assumes the Ordinance mandates have been accepted by Crystal Clear.

Alderman Shepard reminded the BOMA of the draft Municipal Code Amendment he prepared and distributed to the Telecommunication Task Force and the Town Attorney four to five months ago, requesting the Amendment be voted on at the next BOMA meeting.

Alderman Shepard read the following prepared statement:

STATEMENT OF ALDERMAN GRAHAM SHEPARD

Re:

Planning Commission vote to deny a preliminary plat that included an unspecified number of residential townhomes in the front of Tollgate Village (File PP 2015-003).

On June 23, 2015, the Planning Commission unanimously voted to deny a developer request to build residential townhomes in the front of Tollgate Village.

During its presentation the developer refused to disclose how many townhomes would be built; rejected a Planning Commission offer to collaborate in the creation of a comprehensive plan for future development in the front of Tollgate Village; admitted that hundreds of residents purchased homes based on marketing promises that restaurants, retail shops, and other commercial businesses would be built within walking distance of their homes; and spurned a suggestion to meet with Tollgate Village residents by insisting “times have changed” and townhomes should be built instead of the promised commercial businesses.

This vote was inspiring and I want to publicly thank every Planning Commission member for demonstrating the courage to deny this developer request in the face of implied litigation threats.

Your vote also demonstrated an understanding that allowing residential townhomes in the front of Tollgate Village would not be in the best interest of Thompson’s Station.

Our Town needs commercial businesses that generate sales tax revenue to deliver “*growth without regret*” and the front of Tollgate Village is perhaps the best commercial land currently available. We cannot, as Chairman Jack Elder said, allow the developer to “give it away” for residential purposes.

Without a steady influx of sales tax revenue, elected officials will be forced to support future growth by raising property taxes, wastewater rates, impact fees, and other revenue sources. Increasing property taxes or wastewater rates, in my opinion, would be less desirable than adding sales tax revenue to the mix.

Furthermore, it’s important to point out the developer’s approved plan for Tollgate Village has always been “commercial in the front and residential in the back.”

The only deviation from that plan was made last year when the previous Planning Commission unwisely voted to grant code variances to allow 10-acres of commercial land to be used for a large multifamily rental apartment complex that the vast majority of Tollgate Village residents opposed.

It’s now obvious the Tollgate Village developer wants to discard its long standing “commercial in the front and residential in the back” site plan.

We can’t allow that to happen because our Town’s future is too important.

Mayor Napier commented that the parks, lines of sight, pot holes and general upkeep of the town all look good. Mr. Cosentini noted that the Town Maintenance crew (Bryan King, Josh Smith and Logan Rutledge) have done a great job staying on top of the Town’s maintenance needs.

Alderman Bell thanked Town Staff and the Town Attorney for their efforts in presenting the draft Land Development Ordinance to the BOMA and the Planning Commission.

Town Administrator’s Report

Mr. Cosentini reviewed his report. Discussion ensued regarding septage hauling: Due to the stronger nutrient level of septage loads and the effect this has on the treatment quality at the regional facility, Mr. Cosentini recommends discontinuing septage hauling effective September

30, 2015. Septage hauling fees account for approximately \$150,000 in revenue annually, however new wastewater customers will generate approximately \$110,000 in revenue. Removing the \$55.00 per month wastewater billing cap is another potential source for the further increase of revenue.

After discussion, Alderman Davis moved to discontinue septage hauling effective September 30, 2015. The motion was seconded and passed by a vote of 4 – 1, with Alderman Shepard casting the opposing vote.

Finance Report

Mrs. Womack reviewed the financial documents from the packet, introducing a revised three-month cash balance report. She also noted that she plans to create a three-month trend analysis report for expenses. Mayor Napier suggested the addition of a prior year comparison column. Mrs. Womack stated the Town is in a strong cash position, and answered questions. Mr. Cosentini noted that the increased revenue is due to fees collected for the Tollgate apartment project.

Unfinished Business: None

New Business:

Appointments: Parks & Recreation Board

In June, BOMA passed Ordinance 2015-006 creating the Park and Recreation Advisory Board. Per the ordinance, the BOMA shall appoint seven members to the board, one of them being an alderman. Mr. Cosentini recommended the appointment of Brinton Davis (BOMA), David Coleman, Becky Clark, Jim Van Vleet, Kreis White, Sheila Shipman, and Layla Bell as the Town of Thompson's Station Parks and Recreation Advisory Board and that Sarah Benson be recognized as an official honorary member. Furthermore, that Paula Edenfield be appointed as an official advisor to the Park Board as a Shelter Insurance representative.

Alderman Bell moved to appoint Brinton Davis (BOMA), David Coleman, Becky Clark, Jim Van Vleet, Kreis White, Sheila Shipman, and Layla Bell as the Town of Thompson's Station Parks and Recreation Advisory Board; Sarah Benson as an official honorary member; Paula Edenfield as an official advisor to the Park Board as a Shelter Insurance representative. The motion was seconded and approved unanimously, with Alderman Davis recusing himself from the vote.

Resolution No. 2015-012 – To approve the TDOT proposal related to the SIA road serving Mars Petcare

Mr. Cosentini reviewed the TDOT proposal to widen Highway 31 from the end of the existing five lane cross section to ¼ mile south of Critz Lane as well as realigning the Critz Lane and Highway 31 intersection. Mr. Cosentini noted that TDOT agrees to allow the Town to retain a water line easement currently in place; the Town will be responsible for a future signal at 31 and Critz; the proposed undercrossing at the Mars SIA will be the property of the Town with the Town responsible for maintenance and TDOT conducting inspections.

Alderman Davis moved for approval of Resolution No. 2015-012 to approve the TDOT proposal related to the SIA road serving Mars Petcare. The motion was seconded and carried unanimously.

Wastewater Requests

Thompson's Station Church – the Planning Commission approved construction of a new office building on the church campus. The church is requesting an additional 2 EDU's of wastewater capacity. The church is currently served by Heritage Commons and there is sufficient capacity to handle the request. Mr. Cosentini recommended approval of the request.

Williamson County Schools – a request for 24,000 gallons per day (69 EDU's per day) capacity for a proposed school site at Critz Lane and Clayton Arnold Road. The school would be serviced at the Regional Facility where currently there is not enough disposal land to handle the request. Mr. Cosentini recommended two options: a) Approve the wastewater request by Williamson County Schools for 69 EDU's at the Regional Facility conditional on the applicant providing suitable disposal land in an amount not less than five (5) acres OR b) Table the wastewater allocation request by Williamson County Schools until the Town has acquired sufficient acreage to handle the disposal of the additional wastewater.

After discussion, Alderman Davis moved to approve the Thompson's Station Church request for an additional 2 EDU's of wastewater capacity and to defer the Williamson County Schools request for 69 EDU's of wastewater capacity. The motion was seconded and carried unanimously.

Fee Schedule

Addition of Beer Permit Fees – Mr. Cosentini realized that the Beer Permit Fees are spelled out in the Ordinance but not listed on the Fee Schedule. A new Fee Schedule will be generated to reflect all Town fees and distributed to the BOMA for review. No action necessary.

Adjust Building Re-inspection Fees – The BOMA had requested information regarding building inspection failure rates and were provided with the previous two months inspections, failure rates and types of failed inspections.

After discussion, Alderman Bell moved to table the re-inspection fee discussion for one month. The motion was seconded and carried unanimously.

Adjourn

There being no further business, the meeting was adjourned at 8:36 p.m.

Corey Napier, Mayor

Chandra Boughton, Town Recorder