

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
September 8, 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, September 8, 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; Town Planner Wendy Deats; Finance Director Tammy Womack; Town Attorney Todd Moore and Town Recorder Chandra Boughton.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the August 11, 2015 Regular Meeting were previously submitted.

Alderman Benson moved to accept the minutes of the August 11, 2015 Regular Meeting as submitted. The motion was seconded and carried unanimously.

Proclamation: Presented to Williamson County Schools in acknowledgement of the "Be Nice" campaign. Representatives from area schools were on hand to receive the proclamations from Mayor Napier and student representatives handed out gifts to BOMA and staff.

Public Comments:

Chad Gray, Williamson County Administrator of Elections – Promoted national voter registration moth (September); informed BOMA of a new voting precinct in Thompson's Station, to be located at Independence High School; need for more poll officials; three elections to be held in 2016.

Michael Danilozyk, 2549 Westerham Way – Thanked BOMA and staff for their hard work; discussed traffic concerns and the possibility of a traffic cop at 31 and Critz during peak hours; spoke in opposition to Ordinance 2015-008.

Carl Bullick, 2541 Westerham Way – Thanked BOMA and staff; discussed concerns and opposition to Ordinance 2015-008.

John Peterson, 3448 Colebrook Drive – Thanked BOMA and staff for their hard work ; discussed concerns regarding changes to the Land Development Ordinance, particularly the change at the front of Tollgate from High Density to Neighborhood Commercial.

Kim Peterson, 3448 Colebrook Drive – Discussed concerns regarding lodging allowances in the Land Development Ordinance, particularly the exclusion of B&B's but allowance of hotel with no room limit.

Jim Smith, 3400 Colebrook Drive – Discussed concerns about Crystal Clear and Ordinance 2015-008.

BOMA Reports

Alderman Shepard discussed the following issues:

- Would like to achieve the goal of BOMA packets distributed and posted one week before the BOMA meeting.
- Items he has requested to be added to the agenda are not, he would like to know why.
- Concerns about inconsistent rules regarding signs in the right-of-way.
- He has been informed of pending potential litigation from Canterbury HOA.
- Concerns about bonds for streets in subdivisions. He intends to keep a closer eye on these.
- Will the Crystal Clear franchise agreement be included on the October BOMA agenda?

Mayor Napier explained the BOMA agenda originates with staff, gathers input from BOMA and the Town Attorney, with final approval from the Mayor. If the Mayor does not feel an agenda item is fully formed he does include it on the agenda.

Town Administrator's Report

Mr. Cosentini discussed several non-agenda items:

- The wastewater study from SSR was received on September 1, it is 176 pages. An executive summary has been distributed to BOMA.
- RPM Traffic Study was received on September 3, a copy of the recommendations has been distributed to BOMA.
- Community Center update: C&I Design is recovering from a major computer malfunction which has put them behind schedule. A meeting is scheduled for September 14 to review options for redesign.
- The Dog & Pony Show is set for September 26, all information is contained on the new dedicated website: www.thompsonsstationdogandpony.com. There have been some challenges with the competing Pilgrimage Music Festival on the same day, but all is coming together.

Finance Report

Mrs. Womack reviewed the financial documents from the packet, introducing additional analysis in the reports pertaining to income/expense and a month-to-month comparison. Mrs. Womack stated the Town is in a strong cash position and answered questions.

Unfinished Business:

Hill Property Agreement

Mr. Cosentini reviewed his memo to BOMA along with the purchase agreement between the Hill Family and the Town for 3 to 4 acres of land on the southeast corner of the Hill property, near the railroad tracks, thus allowing the Town's trail project to proceed. The Town hired an appraiser (Boozer & Assoc.) who determined the value to be \$16,000 per acre. Mr. Cosentini recommended approval of the purchase agreement.

Alderman Benson moved to approve the purchase of 3 to 4 acres of land at \$16,000 per acre from the Hill Family for the purpose of construction of a public trail. The motion was seconded and carried unanimously.

Septage Haulers

Mr. Cosentini reviewed the three requests for continued septage deposits at the Regional

Wastewater facility received in response to the notice that deposits would no longer be accepted after September 30. The requests were received from Southern Energy Co. (operators of the BP station on the east side of town), Sani-Tech Jet Vac Services and Poyner Septic Services. Mr. Cosentini recommended approval of a 90-day extension of all septic receiving operation with a cutoff date of December 31, 2015 and allow Southern Energy Co. to continue operation past December 31st on the condition they schedule their deposits directly with Town operators.

After discussion, Alderman Benson moved to approve a 90-day extension of all septic receiving operation with a cutoff date of December 31, 2015 and allow Southern Energy Co. to continue operation past December 31st on the condition they schedule their deposits directly with Town operators. The motion was seconded and carried unanimously.

New Business:

Wastewater Request: Whistle Stop Development

Mr. Cosentini reviewed his memo regarding the Whistle Stop Development request to install a Recirculating Sand Filtration System. Attorney Doug Hale spoke on behalf of the applicant providing background on the project and stating that this request is an opportunity to settle the pending lawsuit against the Town. Mr. Hale further discussed the reasons a lagoon system would not work, stating it cannot satisfy TDEC regulations and creates a financial burden for the applicant. Mr. Greg Gamble of Gamble Design Assoc., and Mr. Keith Townsend of Adenus Wastewater Systems explained the sand filtration system and how it would be placed in the development. Mr. Gamble stated the project concept plan has been revised to 156 homes and Mr. Hale stated the applicant is no longer requesting temporary issuance of 46 sewer taps.

After discussion, Alderman Bell moved to allow Staff to continue to continue to work with the Whistle Stop Developers to gather information on the Recirculating Sand Filtration System to help BOMA determine a managing party of the system and the overall impact of the system. The motion was seconded and approved unanimously.

First Reading: Ordinance 2015-007 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 14, Chapter 3 of the Municipal Code to Repeal the Existing Zoning Ordinance and District Use Map and to Adopt a Land Development Ordinance and revised Zoning Map.

Mr. Cosentini reviewed the item, noting that the Land Development Ordinance as presented will help the Town accomplish its goals of maintaining the rural atmosphere, promoting mixed use neighborhoods, and building a sustainable economic base. Mrs. Deats noted the following changes to the Land Development Ordinance: Table 4.1 has been removed and will incorporate lot widths into the lot standards tables for each zone; In Table 2.3, change the 60% open space requirement to 45% to reflect existing cluster standards; the Temporary Use section has been removed; a natural resource inventory is to be included as part of the Site Plan process. Mr. Cosentini recommended the BOMA approve the first reading of ordinance 2015-007 as presented and to schedule a special BOMA meeting on Tuesday, September 29 @ 6PM for the purposes of holding a public hearing and second reading of the Thompson's Station Land Development Ordinance. Mayor Napier thanked and congratulated the Staff on the work thus far.

After discussion, Alderman Shepard moved for approval of First Reading: Ordinance 2015-007 – An Ordinance of the Town of Thompson's Station, TN, to

Amend Title 14, Chapter 3 of the Municipal Code to Repeal the Existing Zoning Ordinance and District Use Map and to Adopt a Land Development Ordinance and revised Zoning Map AND schedule a special BOMA meeting on Tuesday, September 29, 2015 at 6:00pm for the purpose of holding a public hearing and second reading of the Thompson's Station Land Development Ordinance . The motion was seconded and carried unanimously.

First Reading: Ordinance 2015-008 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Service Within the Town.

Mr. Cosentini reviewed the item, noting the original drafts of the document were received in April 2015 and have been evaluated by the Telecommunication Task Force. Alderman Bell explained the document is not a Franchise Agreement but an Ordinance to set the basis for future cable and telecommunication agreements. Alderman Shepard voiced his concerns and opposition to the proposed Ordinance.

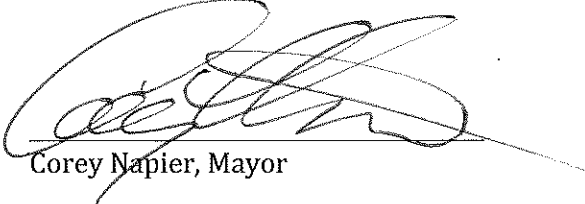
After discussion, Alderman Davis moved to approve the First Reading of Ordinance 2015-008 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Service Within the Town. The motion was seconded and approved with a vote of 4 to 1, with Alderman Shepard casting the dissenting vote.

Additional Discussion:

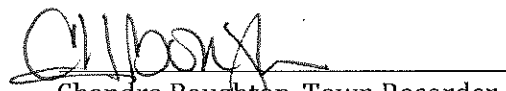
- Alderman Shepard requested the HOA Bulk Agreement be included on the agenda for the October BOMA meeting.
- Alderman Davis asked about repairs to Clayton Arnold Road.

Adjourn

There being no further business, the meeting was adjourned at 9:43 p.m.



Corey Napier, Mayor



Chandra Boughton, Town Recorder