

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Minutes  
September 14, 2021, 7:00 p.m.**

**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 September 14, 2021. Members and staff attending were Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Brian Stover; Alderman Andrew Zinn; Town Administrator Ken McLawhon; Finance Director Steve Banks; IT Coordinator Tyler Rainey, Maintenance Supervisor Brian King, Town Clerk Regina Fowler and Town Attorneys Andrew Mills and Kirk Vandivort.

**Pledge of Allegiance:**

1. **Move Item #7 Critz Lane Traffic Plan/BOMA Action Regarding Detours/Condemnation to Item #1.** Alderman Brian Stover made a motion to move Item #7 Critz Lane Traffic Plan/BOMA Action Regarding Detours/Condemnation to Item #1. Shaun Alexander seconded the motion and it carried unanimously.

**Consent Agenda:**

- a. Consideration of the Minutes of the August 2, 2021, Special Called BOMA Meeting.
  - b. Bond Actions:
    1. Bridgemore Subdivision Section 6A: Accept the public improvement for streets and drainage.
    2. Bridgemore Subdivision Section 6B: Accept the public improvement for streets and drainage.
    3. Bridgemore Subdivision Section 6C: Accept the public improvement for streets and drainage.
    4. Bridgemore Subdivision Section 6D: Accept the public improvement for streets and drainage.
  - c. Proclamation for Constitution Week 2021.
  - d. Civil War Trail Historic Markers/Cost Share.
2. **Approve Consent Agenda:** Alderman Brian Stover made a motion to approve the above Consent Agenda. The motion was seconded by Alderman Brandon Bell and carried unanimously.

**Announcements:**

- Andrew Mills announced a new staff policy regarding 5G transmitters installed within 1000' of an HOA Subdivision. Town Administrators will work to facilitate communication with HOA's, so they are aware of the new policy.

**Public Comments:**

**Harry King - 3684 Ronstadt Road, T.S.:** Cell phone reception in Bridgemore is atrocious. In regard to contractor's maintenance/performance bonds for a development increase bonds by 25% so taxpayers don't have to pay for any incomplete/faulty jobs. The roads are narrow in Canterbury and with upcoming detours can the Town erect no parking signs on one side of the road for easier traffic flow? Can the Town increase work hours by one hour earlier and end one hour later to alleviate the detours sooner?

**Alderman Shaun Alexander – 2082 Callaway Park Place T.S.:** noted that the Critz Lane Construction Project has 500 days to complete said project. Normally asphalt plants are shut down from November thru March. Should the project be ready for asphalt in December nothing happens until March.

**Robin Napier - 2691 Pantall Road, T. S.:** Owns Circa Restaurant and applied for a building permit to expand their front porch however there is a property line issue that should have been resolved in the 90's. Over the last two years we have hired attorneys but have been unable to obtain a building permit to expand our business. This building has been here since the turn of the century. I would implore BOMA to review this situation and allow us the ability to expand our building while continuing to pay town taxes and enhance our town. At this time the Streetscape for the Town has not been approved. Alderman Brandon Bell asked Ms. Napier to address BOMA on this issue. Andrew Mills, Town Attorney assured her BOMA would have the opportunity to address this issue at the October BOMA meeting.

**Bill Jordan, 1549 Thompson's Station Road, W., T.S.:** I am the owner of the building located at 1549 Thompson's Station Road, West, Thompson's Station. I bought the building to save it from its demise. I have been lied to by the Town Administrators for the last seven years. The grease trap was damaged/collapsed by a town employee however, the Town will not accept responsibility. The recent letter I received from the Town Attorney had discrepancies and I am not agreeable to them. I would ask that my problem be solved and allow the expansion. My aunt was the original owner of the building and she wanted to save Thompson's Station as a tiny town thereby the tiny town law was enacted.

**Taylor Jordan, 2649 Thompson's Station Road, East, T. S.:** Parson's Valley Development adjoins my property on the east side. I went to the planning committee meeting and ask if there would be a buffer between my house and their property and was told there would be a buffer. After observing the plans, I did not see a buffer. I have tried speaking to the builder but have been unable to do so. I would ask the town for the installation of a buffer (trees) between my home and the development.

3. **Approve Appraisal on a portion of Property on Critz Lane for Condemnation (vote on condemnation would occur at a later date).** Alderman Brian Stover made a motion to approve an Appraisal on a portion of Property on Critz Lane for Condemnation (vote on condemnation would occur at a later date). Andrew Zinn seconded the motion and it passed unanimously.

4. **Defer Approval Banning On-Street Parking on Detour Route of the Critz Lane Project until October Meeting to allow community outreach.**

5. **Approval of an Addition to the October BOMA Meeting the "No Parking on Detour Route of the Critz Lane Traffic Project" and discussion of no parking at the intersections.** Alderman Brian Stover made a motion for the Approval of an Addition to the October BOMA Meeting the "No Parking on Detour Route of the Critz Lane Traffic Project" and discussion of no parking at the intersections. The motion was seconded by Shaun Alexander and carried unanimously.



6. **Approval to move the Traffic Calming Measures on the Detour Route of the Critz Lane Traffic Project to the October BOMA meeting to allow Community Outreach.** Alderman Brian Stover made the motion to Approve to move the Traffic Calming Measures on the Detour Route of the Critz Lane Traffic Project to the October BOMA Meeting to allow Community Outreach. The motion was seconded by Alderman Shaun Alexander and carried unanimously.

**Unfinished Business:**

7. **Approval of First Reading Ordinance 2020-009: An Ordinance of the Town of Thompson’s Station Tennessee to Amend the Town’s Zoning Map by Rezoning 6.19 Acres of Territory located off Lewisburg Pike near the Harpeth/Peytonsville Road Intersection (being tax map and parcel 144-80.00, 144-80.02 and 144-80.03 from D1 to Community Commercial (CC).** Alderman Brian Stover made a motion to approve on First Reading Ordinance 2020-009: An Ordinance of the Town of Thompson’s Station Tennessee to Amend the Town’s Zoning Map by Rezoning 6.19 Acres of Territory located off Lewisburg Pike near the Harpeth/Peytonsville Road Intersection (being tax map and parcel 144-80.00, 144-80.02 and 144-80.03 from D1 to Community Commercial (CC) with the self-imposed condition. Alderman Andrew Zinn seconded the motion and carried unanimously.

8. **Approve Neighborhood Traffic Calming Policy for the Town of Thompson’s Station.** Alderman Brandon Bell made a motion to Approve Neighborhood Traffic Calming Policy for the Town of Thompson’s Station with contingencies and with the deletion of chicanes. Alderman Shaun Alexander seconded the motion and carried unanimously.

**New Business:**

9. **Public Hearing and Resolution 2021-017 to Approve the Town’s Intent to Exceed the Certified (tax neutral) Property Tax Rate and Maintaining the Approved Budgeted Rate.** A Public Hearing was held. Alderman Brian Stover made a motion to Approve Resolution 2021-017 to Approve the Town’s Intent to Exceed the Certified (tax neutral) Property Tax Rate and Maintaining the Approved Budgeted Rate. Alderman Andrew Zinn seconded the motion and carried unanimously.

10. **Approve Award of Request for Proposals for the “All Aboard” Comprehensive Planning Process to include updates to the Town’s General Plan, Major Thoroughfare Plan, and Land Development Ordinance and approve the contract agreement with Kimley Horn.** Alderman Brandon Bell made a motion to Approve Award of Request for Proposals for the “All Aboard” Comprehensive Planning Process to include updates to the Town’s General Plan, Major Thoroughfare Plan, and Land Development Ordinance and approve the contract agreement with Kimley Horn. Alderman Shaun Alexander seconded the motion and carried unanimously.

11. **Approve Resolution 2021-018 to Adopt the Commercial Reservation of Wastewater Capacity Agreement with the Town of Thompson’s Station.** Alderman Brian Stover made a motion to Approve Resolution 2021-018 to Adopt the Commercial Reservation of Wastewater Capacity Agreement with the Town of Thompson’s Station. Alderman Brandon Bell seconded the motion and carried unanimously.

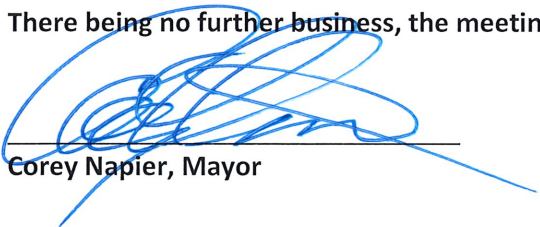
12. **Approve First Reading of Ordinance 2021-012 an Amendment to the Land Development Ordinance to revise Appendix C to clean up and clarify certain plat certificates.** Alderman Brian Stover

made a motion to Approve Ordinance 2021-012 an Amendment to the Land Development Ordinance to revise Appendix C to clean up and clarify certain plat certificates. Alderman Shaun Alexander seconded the motion and carried unanimously.

13. **Approval of Reservation of Wastewater Capacity Agreement with the Town of Thompson’s Station-Tollgate Section 16B:** Alderman Brian Stover made a motion for Approval of Reservation of Wastewater Capacity Agreement with the Town of Thompson’s Station-Tollgate Section 16B: Alderman Shaun Alexander seconded the motion and carried with a 4 yay - 1 nay vote (nay vote Alderman Bell). Motion carried.

14. **Motion to Adjourn:** Alderman Brian Stover made a motion to adjourn, Alderman Brandon Bell seconded the motion and passed unanimously.

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



Corey Napier, Mayor



Regina Fowler, Town Recorder/Clerk