

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
October 13, 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 7:00 p.m. on Tuesday, October 13, 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 Finance Director Tammy Womack and Town Attorney Todd Moore. Town Recorder Chandra Boughton was unable to attend.

Pledge of Allegiance.

Recognition: The board recognized and congratulated Town Administrator Joe Cosentini on the completion of his Master's Degree in Public Administration.

Consideration of Minutes. The minutes of the September 8, 2015 Regular Meeting were previously submitted.

Alderman Benson moved to accept the minutes of the September 8, 2015 Regular Meeting as submitted. The motion was seconded and carried unanimously.

Consideration of Minutes. The minutes of the September 29, 2015 Special-Called Meeting were previously submitted.

Alderman Davis moved to accept the minutes of the September 29, 2015 Special-Called Meeting as submitted. The motion was seconded and carried unanimously.

Public Comments:

Michael Danilozyk, 2549 Westerham Way – Thanked the Board for their hard work. Expressed concerns regarding traffic on Critz Lane; questions about Crystal Clear (CCT) FAQ document item #11; supports 401 retirement plan for Town staff.

Larry Simmons, 3116 Hazelton Drive – Questioned how penalties can be assessed when the Town has no court system; asked about 911 provisions.

Courtney Cates, 2196 Chaucer Park Lane – Expressed concerns regarding CCT; requested ordinance include language preventing fees for services not requested; requested developer controlled HOA's be prohibited; requested help from the Town in dealing with CCT issues; questioned CCT FAQ item #11.

Chuck Welch and Jenny Jones of Farris Bobango, LLC, 414 Union Street Ste 1105, Nashville – Feels Ordinance 2015-008 is pretty good, submitted some revisions he feels would make it better; found several issues with Ordinance 2015-009, suggested reading the HOA Bill before the state prior to making a decision.

Jim Smith, 3400 Colebrook Drive – Expressed concerns regarding CCT issues, requested the Board not approve Ordinance 2015-008.

Traci Reed, 2936 Americus Drive – Expressed concerns regarding CCT services, requested the Board not approve Ordinance 2015-008.

Christopher Northam, 3549 Robbins Nest Road – Agrees with previous comments regarding CCT, asked the Board to do its due diligence.

Stephen Lugg, 2144 English Garden Way – Thanked the Board for approving the LDO. Expressed concerns regarding CCT and paying for services he does receive from CCT.

Justin Wilson, 2968 Americus Drive – Expressed concerns regarding CCT issues and billing confusion. Thanked the Board for their efforts.

BOMA Reports

Alderman Bell reported construction hour violations in Tollgate and asked how the Town can enforce the hours.

Mr. Cosentini stated that if residents will contact the Town with the lot number and the time of the violation, the Town will withhold inspections on that particular lot.

Town Administrator's Report

Mr. Cosentini reviewed his report and discussed proposed retirement benefits for full-time Town employees. He asked the Board's permission to have Acuff & Associates prepare a proposal for a 457 non-elective employer contribution plan to be presented to the Board in November. Alderman Shepard requested they present a side-by-side comparison of a 457 plan and a 401 plan.

Mr. Cosentini also discussed the following non-agenda items:

- A new website for the Town has been created, should launch by October 16th. New site will allow for more content and greater capability of distributing information to the public.
- Mr. Cosentini will attend the TCMA conference in Chattanooga October 21-23. He has been asked to sit in on a panel discussion and will be giving presentation on the new Land Development Ordinance.
- Mr. Cosentini has been in contact with the Sheriff's department regarding the possibility of traffic control during peak hours at Critz lane and 31. The Sherriff department is currently under-staffed and has many similar requests, however they will look into the request.

Finance Report

Mrs. Womack reviewed the financial documents from the packet, noting some new changes to the reports to accommodate information requests from BOMA. Mrs. Womack stated the Town is in a strong cash position and answered questions. Alderman Shepard requested a break out of the capital projects.

Unfinished Business:

Public Hearing and Second 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 Services Within the Town

Public Hearing Comments: No one came forward to speak.

Alderman Shepard discussed his proposed changes to the Ordinance and asked for feedback. Mayor Napier suggested tabling the Ordinance in order to provide time for the Telecommunications Task Force and the Town attorney to analyze the new suggestions. Alderman Bell clarified that this is an Ordinance and not a Franchise Agreement.

After discussion, Alderman Shepard moved to defer the Second 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 to the November BOMA meeting. The motion was seconded and carried unanimously.

Wastewater Request: Whistle Stop Development

Mr. Cosentini reviewed the findings of his research on sand filtration treatment systems since the BOMA meeting in September. He expressed his concerns with the maintenance responsibilities of the individual tanks and control panels at each home and suggested either a third party owner/operator or a different type of system that does not require individual equipment. Mr. Greg Gamble, representing the applicant, addressed the Board and provided information about the sequencing batch reactor (SBR) system they are proposing. He proposed bonding the SBR system at 11.0% and temporarily utilizing 46 taps at the Heritage Commons treatment facility.

After discussion, Alderman Benson moved to approve Whistle Stop Development to move forward with the development of an SBR system and the temporary use of 46 sewer taps at the Heritage Commons treatment facility, contingent upon a Developer Agreement being approved by the BOMA within the next six months. The motion was seconded and carried unanimously.

New Business:

First Reading: Ordinance 2015-009 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 20, Chapter 1 of the Municipal Code Regarding Homeowner Associations and Exclusive Bulk Service Agreements Within the Town

Mr. Cosentini reviewed the ordinance, recommending the document be kept very specific and limited to the regulation of bulk agreements. He also recommended the elimination of section 103 from the ordinance. Alderman Shepard explained the intent of the ordinance. Mr. Todd Moore discussed his findings and legal opinion regarding the ordinance. Alderman Bell expressed his concerns regarding regulating HOA's in the Town.

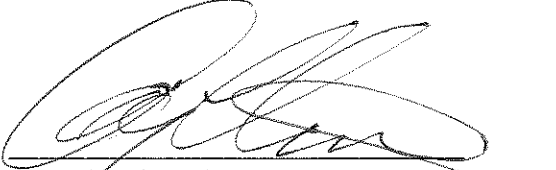
After discussion, Alderman Shepard moved to remove Section 103 and then approve the First Reading: Ordinance 2015-009 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 20, Chapter 1 of the Municipal Code Regarding Homeowner Associations and Exclusive Bulk Service Agreements within the Town. The motion was seconded and approved by a vote of 4-1 with Alderman Davis casting the dissenting vote.

Special Event Request with Road Closures

Request withdrawn by applicant. No action taken.

Adjourn

There being no further business, the meeting was adjourned at 8:35 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder