

**Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
November 14, 2017**

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 November 14, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Finance Director Tammy Womack; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the October 10th, 2017 regular meeting were presented.

After discussion, Alderman Dilks made a motion to approve the October 10th, 2017 minutes with the amendment under Mr. Brinton Davis' public comment, that he was asked to specify the unethical actions of Aldermen Dilks and Shepard, and he did not specify.

The motion was seconded and approved by all.

Public Comments:

Mike Roberts – 1810 Thompson's Station Rd. West – Concerns about financing options for drip field purchase by Town. Concerns that the contract between Encore Construction and the Town of Thompson's Station will have a conflict with zoning.

Stephen Lugg – 244 English Garden Way – Sewer system concerns.

Tom White – 1775 Sedberry – Opposed to Sedberry Rd. development. Traffic and roadway concerns.

Steve Hockett – 1795 Thompson's Station Rd. West – Drip field purchase concerns. Sedberry Road traffic concerns.

John Peterson – 3448 Colebrook – Concerns regarding the Signage LDO amendment.

Patty (& Joe) Twaddle – 1780 Pioneer Lane – Concerns about traffic and road improvements on Sedberry Rd.

Truman Elrod – 2631 Westerham Way – Wastewater and General Fund purchase concerns. Will there be a referendum for a community vote?

Bob Brentson – 2816 Chatham Place Ct. – Funding concerns regarding the land purchase.

Martin O'Donnell – 1827 Sedberry – Concerns regarding the traffic impact on Sedberry Rd.

Beth Lehman – 1893 Sedberry Rd. - Concerned that the zoning is not supportive of a new development on Sedberry Rd.

Tammy White – 1775 Sedberry Rd. – Would like the Town to focus on what’s best for the community and represent the interests of the people.

Angela Wall – 1779 Sedberry Rd. – Concerned that the road is not substantial enough to handle more traffic with a new development.

Judy Barnhill – 1795 Sedberry Rd. – Concerns against growth and growing lack of farmland.

Unfinished Business:

1. Land Purchase Financing Options

Mr. Cosentini reviewed his report and reviewed different options of financing. Option A – to finance the purchase 100% through a bond issuance by the wastewater fund; Option B – to finance the purchase 100% through a bond issuance by the general fund and sell drip land to the wastewater fund as needed; Option C – to pay cash from the wastewater und for the land that will be used for dripfields (90 acres, \$1,642,682). The remaining acreage (80.12 acres, \$1,458,320) would be financed through the general fund either through a bond issuance or a shorter-term capital outlay note; or Option D – Pay cash from the wastewater fund for the first 40 acres of drip land at \$18,252 per acre. Finance the remaining purchase through the general fund (NTE \$2.5M).

After discussion, Alderman Stover made a motion to accept Option D - Pay cash from the wastewater fund for the first 40 acres of drip land at \$18,252 per acre and finance the remaining purchase through the general fund (NTE \$2.5M). The motion was seconded. After further discussion, Alderman Stover amended his original motion to include this approval is subject to it being brought back to the Board via a formal resolution for financing approved by this Board and then approval from comptroller’s office within a 2-week time frame. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

2. Public Hearing and Second Reading Ordinance 2017-012: 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 60 ACRES SOUTHWEST OF TOM ANDERSON ROAD (PORTION OF COUNTY TAX MAP 132 PARCEL 006.09) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D3 (HIGH INTENSITY RESIDENTIAL) AND TO REZONE THE REMAINING 106 ACRES FROM D1 TO THE T1 ZONE.

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-012 to amend the zoning map to rezone 60 acres of land (portion of Map 132, Parcel 006.09) from the D1 zone to the D3 zone. The Planning Commission also recommends that the remaining 106 acres be rezoned from D1 to the T1 zoning District.

Mayor Napier opened the floor for Public Comment.

Bob Brentson – 2816 Chatham Place Ct. – Concerns with residential traffic flow.

Public Comment was then closed.

At 8:48, Alderman Bell made a motion to recess. The meeting reconvened at 8:55.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-012, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Town's Zoning Map by rezoning 60 acres Southwest of Tom Anderson Rd. (Portion of County Tax Map 132 Parcel 006.09) from D1 to D3 and to rezone the remaining 106 acres from D1 to T1 zone, with the contingency that upon the financing resolution passing on November 27th, 2017. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 3. Public Hearing and Second Reading Ordinance 2017-013: 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 140.1 ACRES LOCATED AT 1824 SEDBERRY ROAD (PORTION OF COUNTY TAX MAP 131 PARCEL 007.01) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D2 (MEDIUM INTENSITY RESIDENTIAL) AND TO REZONE 65.12 ACRES (PORTION OF COUNTY TAX MAP 131 PARCEL 007) FROM D1 TO T1.**

Mayor Napier opened the floor for public comment.

Beth Lehman – 1893 Sedberry Rd. – Opposed to re-zoning of land.

Bobbie Goodwin – 1771 Sedberry Rd. – Opposed to re-zoning. It keeps the density lower.

Kathleen O'Donnell – 1827 Sedberry Rd. – Has zoning concerns and prefers it to stay the way it is.

Patty Twaddle – 1780 Pioneer Lane – Opposed to re-zoning.

Judy Barnhill – 1795 Sedberry Rd. – Has commercial development concerns. Leave the zoning as it is currently.

Chris Waller – 1779 Sedberry Rd. – Opposed to re-zoning.

Jeff Twaddle – 1780 Pioneer Lane – Has density concerns.

Public Comment was then closed.

Mrs. Deats reviewed her report and based on the findings of consistency with the Town's General Plan, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-013.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-013, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Town's zoning map by rezoning 140.1 acres located at 1824 Sedberry Rd. (portion of county tax map 131 parcel 007.01) from D1 to D2 and to rezone 65.12 acres (portion of county tax map 131 parcel 7) from D1 to T1 with the contingency that upon the financing resolution passing on November 27th, 2017. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 4. Public Hearing and Second Reading Ordinance 2017-014: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE REGARDING THE D3 ZONE USE TABLE, CRITERIA FOR VILLAGES AND RESIDENTIAL SUBDIVISIONS AND PERMITTED USES WITHIN T1 ZONES.**

Mayor Napier opened the floor for public comment. There being none, public comment was closed.

Mrs. Deats reviewed the Land Development Ordinance Amendments and the Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-014 to amend the Town's Land Development Ordinance to modify these sections.

After discussion, Alderman Dilks made a motion to approve Ordinance 2017-014, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Land Development Ordinance regarding the D3 Zone use Table, criteria for Villages and Residential Subdivision and permitted uses within T1 Zones. The motion was seconded and carried by all.

New Business:

- 5. First Reading of Ordinance 2017-015: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.1 (THE TOWN), SECTION 1.2.3. (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (THE INTENT).**

Mrs. Deats reviewed the memo outlining the timeline.

After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2017-015, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend Section 1.1 (the Town), Section 1.2.3. (the Community), Section 1.2.8 (Subdivision Regulations), and incorporate a new Section 4.1.1. (the Intent). The motion was seconded and carried by all.

Alderman Shepard then provided a slide show regarding Section 4.1.2. discussing the minimum number of Single Family detached Dwelling units.

6. Wastewater Request: Lutheran Church Property

Mr. Cosentini reviewed his report and recommended that BOMA approve the selected technology and allow for the submittal of a State Operating Permit.

Mr. Michael Ray, Mr. John Haas & Mr. Neil Westerman all came forward to speak on behalf of the applicant.

After discussion, Alderman Bell made a motion to deny the Wastewater Request. The motion was seconded and carried by all.

7. Resolution 2017-24: A Resolution of the Town of Thompson's Station, Tennessee to Approve Change Orders with Parchman Construction Co., Inc. for the Realignment of Critz Lane Project.

Mr. Cosentini reviewed his report and recommended that BOMA approve the change orders 1 through 3 with Parchman Construction Company, Inc.

After discussion, Alderman Stover made a motion to approve Resolution 2017-024, a Resolution of the Town of Thompson's Station, TN to approve change orders with Parchman Construction Co., Inc. for the realignment of Critz Lane Project. The motion was seconded and carried by all.

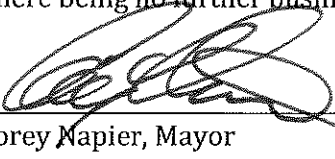
8. First Reading of Ordinance 2017-016: An ordinance of the Town of Thompson's Station repealing Ordinance 14-008 and adopting the 2015 International Building Code, 2015 International Residential Code, 2015 International Plumbing Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, The 2015 National Fire Protection Code, 2015 Life Safety Code, 2015 International Energy Conservation Code, The 2015 International Existing Building Code and the 2015 International Swimming Pool and Spa Code.

Mr. Cosentini recommended approval of the First reading of Ordinance 2017-016 with the amendment we are waiving the requirement for sprinklers to be required in Single Family Residences.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2017-016 with the amendment that the Town waive the requirement for sprinklers to be required in Single Family Residences. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 10:11 p.m.



Corey Napier, Mayor

Board of Mayor and Aldermen – Minutes of the Meeting
November 14, 2017


Jennifer Jones, Town Recorder