

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
December 2, 2014

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, December 2nd 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 Doug Goetsch; Town Planner Wendy Deats; Town Attorney Todd Moore; and Town Recorder Leah Rainey.

Pledge of Allegiance.

Swearing in of Officials.

Mr. Moore administered the oaths and the following new officials were sworn in: Mayor Corey Napier, Alderman Brandon Bell, and Alderman Graham Shepard.

Mayor Napier thanked outgoing Aldermen Ron Barrett and Nina Cooper for their dedication and service to the town.

Consideration of Minutes. The minutes of the October 14th, 2014 meeting were previously submitted.

Alderman Davis moved to accept the minutes as submitted. The motion was seconded and carried unanimously.

Public Comments. Ron Barrett came forward and said he appreciated the opportunity to serve on the board.

Election of Vice-Mayor.

Alderman Benson moved to nominate Alderman Davis as Vice-Mayor. The motion was seconded and carried unanimously.

BOMA Reports.

Mayor Napier discussed the timelines for staff to set meeting agendas and circulate packets to board members. After discussion, the board directed staff to aim for getting packets out to board members 5 business days (7 calendar days) prior to the meeting date.

Alderman Shepard proposed three Zoning Ordinance Amendments: (1) Sign Standards; (2) Technology Easements; and (3) Commercial Rezoning for a portion of Tollgate Village.

Alderman Shepard also asked Town Staff to schedule a meeting with the Tennessee Regulatory Authority (TRA) and benchmark other towns to determine the best way to enforce use of construction traffic roads.

Mr. Cosentini discussed incorporating some of Alderman Shepard's items into the Zoning Ordinance rewrite that staff was currently planning. Mayor Napier said he would like the Planning Commission to weigh in on the Zoning-related issues.

Town Administrator's Report. Mr. Cosentini discussed his report, which included an RFQ for a Consulting Engineer.

After discussion, Alderman Davis moved to approve the RFQ for Consulting Engineer. The motion was seconded and carried unanimously.

Mr. Cosentini discussed the Planning Consulting proposals the town had received for its Zoning Ordinance rewrite and encouraged the board members to review them.

The board scheduled a joint Work Session with the BOMA and Planning Commission for Thursday, December 11th at 6:30 p.m. in the Community Center. Mayor Napier noted that this would be a public meeting, but no votes would be taken.

Mr. Cosentini announced that the Thompson's Station Community Association's Tree Lighting event was set for Sunday, December 7th beginning at 4:00 p.m.

Budget Report. Mr. Goetsch reviewed the financial documents that had been previously submitted and said he was available for questions.

Alderman Shepard said the line item for Franchise Fees collected—\$600 per month—seemed too low to him.

Mr. Goetsch said the Franchise Fees were collected for cable TV primarily from Charter, but also some from AT&T and Crystal Clear. He said earlier in the year the remittances from Crystal Clear had decreased, so he contacted James Carbine who said that the company had switched from providing cable TV to satellite TV, which was not subject to the cable TV franchise fee.

Mr. Cosentini said the Franchise Agreement the town had with Crystal Clear was specific to cable TV and not satellite TV.

Alderman Shepard said he was still paying Crystal Clear for cable according to his bill. He asked that staff look into the matter further.

Telecommunications Task Force Report. Alderman Bell reviewed the written report, which he asked staff to make available to the public on the town's website.

Task force member Sid Heffington also gave comments about the Task Force's findings.

Tollgate resident Jim Smith discussed an email from Crystal Clear about charges for their services.

Unfinished Business:

Ordinance 14-008 – to repeal Ordinance 09-017 and adopt the 2009 International Building Code, 2009 International Residential Code, 2009 International Plumbing Code, 2009 International Mechanical Code, 2009 International Fuel and Gas Code, 2009 International Fire Protection

Code, 2009 Life Safety Code, 2009 International Energy Conservation Code and 2009 International Pool and Spa Code.

Public Hearing: Roger Nixon of 2704 Brenda Street asked whether Fire Protection was required for Residential.

Mr. Cosentini said the code did require it, however, the town had opted out of Sprinkler Systems for New Single-Family Residential, and this exception was included in the Ordinance.

After discussion, Alderman Shepard moved to approve Ordinance 14-008. The motion was seconded and carried unanimously.

New Business:

First Reading of Ordinance 14-009 – Update to Article II of the Zoning Ordinance (File: 6-A14-002)

Mrs. Deats reviewed her staff report and made herself available for questions.

The board discussed the provisions for public space, the variance process and setbacks.

Alderman Shepard asked Town Staff to confirm that the amendment did not change setback requirements. Town Staff responded that setback requirements were not changed.

After discussion, Alderman Bell moved for approval of Ordinance 14-009 on First Reading and to set a Public Hearing for the January 13th, 2015. The motion was seconded and carried unanimously.

First Reading of Ordinance 14-010 – Update to Article III – Floodplain Requirements (File: 6-A-14-002) repealing Section 3101 of the Zoning Ordinance and adopting Article 9 – Floodplains Protection, which will regulate development within Floodplains to minimize danger to life and property due to flooding.

Mrs. Deats reviewed her staff report and noted that she had been contacted by the GNRC to bring the town's floodplain regulations into compliance with FEMA's floodplain regulations. This was a draft they had prepared, which had been reviewed and recommended by the town's Planning Commission.

After discussion, Alderman Davis moved for approval of Ordinance 14-010 on First Reading and to set a public hearing on January 13th, 2015. The motion was seconded and carried unanimously.

Resolution 14-019 – to authorize and appropriate funds for an actuarial study to determine the cost(s) associated with a political subdivision's participation in the Tennessee Consolidated Retirement System in accordance with Tennessee Code Annotated, Title 8, Chapters 34-37.

Mr. Cosentini explained this resolution was the first step in authorizing an actuarial study that would determine the costs of participating in a state-run retirement program for town employees.

After discussion, Alderman Benson moved for approval. The motion was seconded and carried unanimously.

Resolution 14-018 – to approve an agreement with Thompson Machinery Commerce Corporation for the purchase of a backhoe loader and to authorize the Mayor to execute said agreement.

Mr. Cosentini said the town had advertised the specs for the machine it wanted to purchase, which it had been renting for some time. This resolution would set up a lease-purchase agreement.

After discussion, Alderman Bell moved for approval. The motion was seconded and carried unanimously.

Resolution 14-020 – Acceptance of Canterbury Pump Station/Force Main

Mr. Cosentini discussed the resolution and said staff was comfortable with acceptance under the condition that a maintenance bond be submitted in an amount not less than \$134,000 for the period of one year. The developer would maintain responsibility for upgrading that facility as needed for future expansion of the subdivision.

After discussion, Alderman Davis moved for approval of staff's recommendation. The motion was seconded and carried 4-1, with Alderman Shepard opposing.


Mr. Cosentini reviewed the meeting schedule for 2015.

Alderman Benson moved to approve the 2015 meeting dates. The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 8:26 p.m.



Corey Napier, Mayor



Leah Rainey, Town Recorder