

Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
January 8, 2019

**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, January 8, 2019 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Planner Wendy Deats; Finance Director Steve Banks; Town Attorney Todd Moore; Assistant Town Administrator Caryn Miller and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the November 1, 2018 Special Session, the November 13, 2018 Regular Meeting and the December 11, 2018 Special Session were presented.

**After discussion, Alderman Bell made a motion to approve the minutes of the November 1, 2018 Special Session, the November 13, 2018 Regular Meeting and the December 11, 2018 Special Session. The motion was seconded and approved by all.**

**Public Comments:**

None.

**Board Appointments:**

**Parks:**

Mrs. Deats recommended the following to the Parks Board:  
Jim Van Vleet with an expiring term of 2021; Larry Simmons with an expiring term of 2021; Miriam Wiggins with an expiring term of 2020; Gia Card with an expiring term of 2020; Ward Engle with an expiring term of 2019; and David Coleman with an expiring term of 2019.

**Alderman Stover made a motion to approve Mrs. Deats recommendations to the Parks Board. The Motion was seconded and approved by all.**

**Design Review Committee: Deferred until February 12, 2019 meeting.**

**Board of Zoning Appeals: Deferred until February 12, 2019 meeting.**

**Unfinished Business:**

**1. Wastewater Request –**

- a. Tri Star**
- b. Holt.**

Charleton Bell representing Tri Star came forward to speak on behalf of the applicant.

**Alderman Bell recused himself from the vote due to a conflict of interest.**

**After discussion, Alderman Stover made a motion to defer both requests until the May 2019 Board of Mayor and Alderman meeting. The motion was seconded and approved by all participating in the vote.**

- 2. Second Reading and Public Hearing of Ordinance 2018-017 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to approve a Revised Plan for the event venue at 4520 Graystone Quarry Lane (off of Harpeth School Road) and to approve Graystone’s Draft State Wastewater Permit.**

Mrs. Deats reviewed her report and the Planning Commission recommended that the Board of Mayor and Aldermen adopt an ordinance amending the specific plan with the following contingencies:

1. Prior to the issuance of any permits, the amendment to the specific plan shall be complete.
2. Prior to the issuance of a building permit, the applicant shall obtain approval for the buildings from the DRC.
3. Prior to the issuance of building permits, the applicant shall obtain approval for a new private onsite wastewater treatment system.
4. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

The Mayor then opened the Public Hearing for comment. There being none, the Public Hearing was then closed.

**After discussion, Alderman Bell made a motion to approve Second Reading and Public Hearing of Ordinance 2018-017, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to approve a Revised Plan for the event venue at 4520 Graystone Quarry Lane (off of Harpeth School Road) to approve Graystone’s Draft State Wastewater Permit with the recommended contingences. The motion was seconded and approved by all.**

- 3. Second Reading and Public Hearing of Ordinance 2018-018 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to close and abandon a portion of Baugh Road (Tax Map 145, Parcel 039.00)**

Mrs. Deats reviewed her report and recommended that the Board approve second reading of Ordinance 2018-018.

The Mayor then opened the Public Hearing for comment. There being none, the Public Hearing was then closed.

**After discussion, Alderman Bell made a motion to approve Second Reading and Public Hearing of Ordinance 2018-018 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to close and abandon a portion of Baugh Road (Tax Map 145, Parcel 039.00) with the condition that a gate**

**providing access for emergency vehicles be provided. The motion was seconded and approved by all.**

**New Business:**

- 4. First Reading of Ordinance 2019-001 – An Ordinance of the Town of Thompson’s Station, Tennessee which amends the Land Development Ordinance to revise Section 4.10.c to reduce the required interior dimensions for garages.**

Mrs. Deats reviewed her report and Planning Commission recommends that the Board of Mayor and Aldermen retain existing standards for garage sizes within the LDO, provide an allowance for a 20 foot by 20 foot garage for all lots that receive final plat approval prior the effective date of the ordinance and change the minimum lot width standards within the D3 zoning district to 55 feet.

Kevin Sturgill with Lennar Homes came forward to speak on behalf of the applicant.

**After discussion, Alderman Alexander made a motion to approve First reading of Ordinance 2019-001, an Ordinance of the Town of Thompson’s Station, Tennessee which amends the Land Development Ordinance to revise Section 4.10.c to reduce the required interior dimensions for garages and set a Second Reading and Public Hearing for February 12, 2019. The motion was seconded and carried by all.**

- 5. Resolution 2019-001 – A Resolution to adopt the Tennessee Department of Transportation’s (TDOT’s) consultant selection policy for projects funded by the Federal Highway Administration (FHWA) or TDOT.**

**After discussion, Alderman Bell made a motion to approve Resolution 2019-001, A Resolution to adopt the Tennessee Department of Transportation’s (TDOT’s) consultant selection policy for projects funded by the Federal Highway Administration (FHWA) or TDOT. The motion was seconded and approved by all.**

- 6. Resolution 2019-002 – A Resolution of the Town of Thompson’s Station, Tennessee approving an additional services addendum number 1 to the existing contract with Barge Design Solutions, Inc. for engineering services related to the design of a wastewater subsurface dispersal system.**

Kenny Bond, Waste Water Operator for the Town of Thompson’s Station came forward to discuss the wastewater system.

Matthew Johnson with Barge Design came forward to discuss the contract.

**After discussion, Alderman Stover made a motion to approve Resolution 2019-002, a Resolution of the Town of Thompson’s Station, Tennessee approving an additional services addendum number 1 to the existing contract with Barge Design Solutions, Inc. for engineering services related to the design of a wastewater subsurface dispersal system with the contingency that Barge provides the Town with a work schedule. The motion was seconded and approved by all.**

7. **Resolution 2019-003 – A Resolution of the Town of Thompson’s Station, Tennessee approving a Professional Services contract with Barge Design Solutions, Inc. for engineering services related to the repair of Cell #1 at the Regional Wastewater facility.**

**Alderman Bell made a motion to defer Resolution 2019-003 until the February 12, 2019 Board Meeting. The motion was seconded and carried by all.**

8. **Resolution 2019-004 – A Resolution of the Town of Thompson’s Station, Tennessee to approve a Subdivision Development Agreement with Regent Homes for Phase 2A “Town Center” of Tollgate Village and authorize the Mayor to execute said agreement.**

**Alderman Bell made a motion to approve Resolution 2019-004, A Resolution of the Town of Thompson’s Station, Tennessee to approve a Subdivision Development Agreement with Regent Homes for Phase 2A “Town Center of Tollgate Village and authorize the Mayor to execute said agreement. The motion was seconded and carried by all.**

9. **Resolution 2019-005 – A Resolution of the Town of Thompson’s Station, Tennessee to enter into an agreement with Duncan & Associates for an Impact Fee study and authorize the Mayor to execute said agreement.**

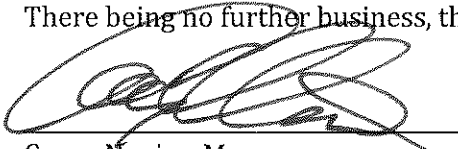
**After discussion, Alderman Stover made a motion to approve Resolution 2019-005, A Resolution of the Town of Thompson’s Station, Tennessee to enter into an agreement with Duncan & Associates for an Impact Fee study and authorize the Mayor to execute said agreement. The motion was seconded and approved by all.**

10. **Ordinance 2019-002 – An Ordinance to Amend Title 18 of the Town of Thompson’s Station, Tennessee Municipal Code by establishing a Utilities Board to act as the Wastewater Board of the Town.**


**After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2019-002, an Ordinance to Amend Title 18 of the Town of Thompson’s Station, Tennessee Municipal Code by establishing a Utilities Board to act as the Wastewater Board of the Town and set a Second Reading and Public Hearing for February 12, 2019. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Alexander and Dilks casting the dissenting votes.**

#### **Adjourn**

There being no further business, the meeting was adjourned at 8:58 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder