

**Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
February 13, 2018**

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 9, 2018 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 January 9th, 2018 regular meeting and January 22, 2018 Special Session were presented.

After discussion, Alderman Bell made a motion to approve the minutes of the January 8th, 2018 regular meeting and the January 22, 2018 special session were presented. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes due to lack of detail.

Public Comments:

Mike Danilczyk - 2549 Westerham Way - Wants more detail accounted for in the minutes.

Unfinished Business:

- 1. Public Hearing and Second Reading Ordinance 2018-001: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Tables 4.15 and 4.16 IL and IM lot standards within the Land Development Ordinance**

Mr. Cosentini reviewed his report and Staff recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-001 amending Tables 4.15 and 4.16 IL and IM Lot Standards within the Land Development Ordinance increasing the maximum driveway width to 50 feet.

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

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-001. The motion was seconded and carried by all.

- 2. Public Hearing and Second Reading Ordinance 2018-002: 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) including the addition of an adjacent 75.8 acres along Les Watkins Road (file CP 2017-007)**

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Mr. Cosentini reviewed the report and based on the recommendation of the Planning Commission and for Graystone Quarry as presented recommended adoption of Ordinance 2018-002 amending the Specific Plan approvals.

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

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2018-002. The motion was seconded and carried by all.

3. Public Hearing and Second Reading Ordinance 2018-003: An Ordinance of the Town of Thompson's Station, Tennessee which amends the annual budget for the Fiscal Year beginning July 1, 2017 and ending June 20, 2018

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

Alderman Stover then made a motion to approve Second Reading of Ordinance 2018-003. The motion was seconded and carried by all.

New Business:

4. Resolution 2018-004 – A Resolution of the Town of Thompson's Station, Tennessee repealing the initial Resolution adopted by the Board of Mayor and Aldermen on November 27, 2017

Mr. Cosentini reviewed his report and recommended that the Board approve Resolution 2018-004 as presented.

Mr. Rick Dulaney from Raymond James was present to answer any questions.

Alderman Shepard asked Attorney Moore about any precedent where another city has rescinded an initial Resolution, then approved funding a different way with another Resolution. Attorney Moore stated that he knew of no prohibition of passing these Resolutions.

After further discussion, Alderman Bell made a motion to approve Resolution 2018-004. The motion was approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the opposing votes due to lack of referendum for the citizens of Thompson's Station.

5. Resolution 2018-005 – A Resolution of the Town of Thompson's Station, Tennessee Adopting Policies and Procedures for the Administration of Federally Tax-Exempt Debt Obligations and Obligations subject to the Requirements of Rule 15c2-12 of the Securities and Exchange Commission

Alderman Stover made a motion to approve Resolution 2018-005. The motion was seconded and carried by a vote of 4 to 1 with Alderman Dilks casting the dissenting vote.

- 6. Resolution 2018-006 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Issuance, Sale and Payment of not to Exceed \$1,550,000 of Capital Outlay Notes of the Town of Thompson’s Station, Tennessee and levying Ad Valorem taxes for the payment of the notes and approving a Supplement to the Municipal Advisory Agreement with Raymond James & Associates, Inc.**

Alderman Stover made a motion to approve Resolution 2018-006. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 7. First Reading of Ordinance 2018-006 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 686.92 Acres to the TC (Transect Community) zone located at 1350 King Lane (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00)**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen zone these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres as TC (transect community) with the following contingencies:

1. An acceptable school building site must be identified and dedicated from within the project site.
2. An acceptable public safety building must be identified and dedicated from within the project site.
3. All proposed trails within the community must be made to allow for future connections to the public trail system.
4. The wastewater treatment facility must be located in an area at least 1000 feet away from any property line.
5. All off-site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant.

The Planning Commission also recommends that the Board of Mayor and Aldermen amend the Land Development Ordinance to establish a definition for golf course and establish development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.

3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

Mike Abbott with Beacon Development came forward to speak and answer any questions about the project.

After discussion, Alderman Stover made a motion to approve First Reading of Ordinance 2018-006. The motion was seconded and carried by all.

8. Wastewater Request – Littleberry

Mr. Cosentini reviewed his report regarding the wastewater request for a residential subdivision on Pantall Road. The request is to deviate from the Town’s “system of choice” and construct an onsite sequencing batch reactor (SBR) plant manufactured by Aqua Aerobics, Inc.

Mr. Daniel Woods with Great TN Land Company came forward to speak and answer any questions regarding the project.

After discussion, Alderman Bell made a motion to allow the Aqua Aerobics SBR system in the Littleberry Subdivision and allow Staff to work with the applicant on the creation of a preliminary engineering report and a State Operating Permit application.

9. First Reading of Ordinance 2018-004 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Amend Section 4.17 (sign standards) within the Land Development Ordinance

Mr. Cosentini reviewed the Staff report and recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-004 amending Section 4.17 (Sign Standards) within the Land Development Ordinance.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2018-004 with modifications to 4.17.4, Section D as discussed by Town Staff (excluding residential sections of the Transect Zone). The motion was seconded and carried by all.

10. First Reading of Ordinance 2018-005 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 4.1.1 (Intent) and incorporate an additional Section 4.1.2 (Minimum number of Single-Family detached dwelling units) within the Land Development Ordinance

Alderman Shepard reviewed and presented his slide show in support of the First Reading of Ordinance 2018-005. Staff recommends that the Board of Mayor and Aldermen make a determination on the request.

After discussion, Alderman Shepard made a motion to approve First Reading of Ordinance 2018-005 as presented. The motion was seconded, but failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.

11. Resolution 2018-007 – A Resolution of the Town of Thompson’s Station, Tennessee to approve a contract with Jarvis Award, Sign & Flag Company for the Design and Construction of an Entrance Sign for Preservation Park

Mrs. Deats reviewed the Staff report and recommended approval of Resolution 2018-007 and the proposed contract as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2018-007 as presented. The motion was seconded and approved by all.

12. Resolution 2018-008 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Town Administrator to apply for an Active Transportation Program Grant with the Nashville Area MPO for the improvements to the Town’s Greenway System.

Mr. Cosentini reviewed the grant information and recommended approval of Resolution 2018-008 as presented.

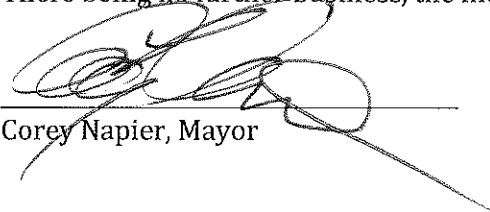
After discussion, Alderman Bell made a motion to approve Resolution 2018-008 as presented. The motion was seconded and carried by all.

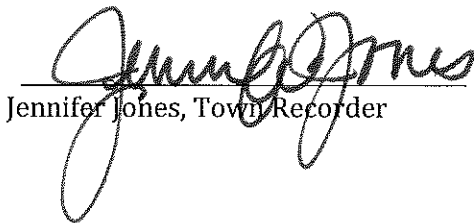
Mr. Cosentini reviewed his Town Administrator report.

Alderman Shepard requested to add a prepared statement to the March agenda.

Adjourn

There being no further business, the meeting was adjourned at 8:59 p.m.


Corey Napier, Mayor


Jennifer Jones, Town Recorder

