

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

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the January 10, 2017 Regular Meeting were submitted.

**Alderman Bell made a motion to accept the minutes of the January 10, 2017 regular meeting as submitted. The motion was seconded and carried unanimously.**

**Public Comments:**

Larry Simmons - 3116 Hazelton - Concerns with speeding in Tollgate neighborhood.

**BOMA Report -**

Alderman Shepard suggested prosecuting construction violations within the communities. Mr. Cosentini agreed to prosecute the next construction violation.

Alderman Shepard asked to discuss the following items:

1. Vote to Direct Town Attorney and Town Administrator to draft a letter to the appropriate County and State Authorities that requests a full investigation to determine:
  - a. If a legal "bulk" agreement ever existed between Crystal Clear and the Canterbury HOA; and
  - b. If not, determine which, if any, crimes were committed by Crystal Clear when it told residents that it had a legal "bulk" agreement with the Canterbury HOA that required all Canterbury residents to use Crystal Clear for satellite TV service; required residents to pay Crystal Clear a significant monthly fee even if they chose not to receive Crystal Clear services; charged some residents a significantly monthly fee for "no services;" and cut off all television and internet service to some residents who refused to pay for both services.

First draft of this letter should be included in the March BOMA Meeting Packets. If any resident testimonies are needed, this information should be acquired well before the March BOMA Meeting.

**Alderman Shepard requested that the Town request a copy of the bulk agreement from Crystal Clear regarding the Canterbury subdivision.**

2. Discussion about the status of the 1942 Chevrolet Fire Truck Business Case.

**Alderman Shepard sent Alderman Stover a business case template to present for the Firetruck at the May BOMA meeting. Alderman Dilks feels as if this was a waste of tax payer dollars and it believes it may be a violation of state and local laws. Attorney Moore committed to provide information on State rules for the Purchase.**

3. Discussion about the 219 townhomes planned in the front of Tollgate.

**Alderman Shepard wants to know what Ragan Smith based their traffic counts on.**

4. Discussion about the Connector Road at Independence High not being a secondary access to Tollgate Village.

**Alderman Shepard stated that the Connector Road at Declaration Way is not an alternative secondary access road for Tollgate Village. The originally approved Concept Plan and RPM Traffic Study show only one secondary access road and it is the “north” access in front of Shelter near the West Harpeth bridge.**

5. Discussion about the International Fire code referring to secondary access at Tollgate Village.

**Alderman Shepard stated that the International Fire code states that there must be a secondary access and that Tollgate not having one is a safety violation. Mr. Cosentini clarified that the IFC states subdivisions over 30 homes need to have alternative access for emergency vehicles.**

6. Discussion about the status of MBSC accepting formal legal responsibility for “old” section streets in Bridgemore and Tollgate and posting bonds/sureties on all streets within old and new sections of Bridgemore and Tollgate.

Alderman Stover asked the Board to consider a matter involving recognition of Sarah Benson for her years serving the Town.

**Alderman Stover made a motion to change Thompson’s Station Park to Benson Park in honor of former Alderwoman Sarah Benson. The motion was seconded and carried by all.**

#### **Town Administrator Report –**

Mr. Cosentini reviewed his report and updated the Board on the following items:

- The Letter to Crystal Clear has been drafted and open for revisions.
- The Letter to the City of Spring Hill regarding the Alexander property has been drafted and is open for revisions.
- The Town has obtained possession of one tract of right-of-way and looking to be closing in on the second for the Critz Lane realignment. Once the right-of way is obtained, the project can be bid.
- The special census is in the final stages and we have accounted for 4738 residents. This is a 2,057 increase of residents since 2013.

Board of Mayor and Aldermen – Minutes of the Meeting  
January 10, 2017

- After discussion with representatives from Atmos regarding the potential removal of the approved fee from the recently approved Franchise Agreement, they stated that they would prefer to wait until the initial five year no-fee period ran before opening the document for revision due to costs that would be incurred.
- The CIP update to include cost estimates on a project is nearing completion. Once a phasing plan for Critz Lane has been obtained, the updated CIP will be forwarded to BOMA members for review.
- The Town's auditors have agreed to meet with any interested BOMA members that have questions about the capital auditing in the Wastewater Fund.
- Tammy Womack has completed her Certified Municipal Finance Officer certification.

**Finance Report –**

Mrs. Womack stated that the Town's balances remained level in the General Fund and the first property tax installment came in.

**Unfinished Business:**

None

**New Business:**

**1. Acceptance of Bridgemore Village Phases 1 and 2A.**

Mr. Cosentini reviewed his report and recommended approval for acceptance of the roads, storm drains, and wastewater facilities in Phases 1 and 2A in the Bridgemore Village subdivision, set maintenance surety amounts as recommended, object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements. Brian Rowe, came forward to answer questions on behalf of MBSC.

**After discussion, Alderman Dilks made a motion to defer Bridgemore Village Phases 1 and 2A until the March meeting giving time for MBSC to complete repairs and put bonds (sureties) in place. The motion was seconded and carried by all.**

**2. Ordinance 2017-001 – Land Development Ordinance Amendments**

**After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2017-001 with the contingency that the residential use percentage be determined at second reading with Alderman Bell presenting the data. The motion was seconded and approved by all.**

**3. Ordinance 2017-002 – An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee amending Title 1 General Administration, Chapter 1 Board of Mayor and Aldermen, Section 1-101 Time and Place of Regular Meetings of the Town of Thompson's Station Municipal Code.**

Mr. Cosentini reviewed his report and recommended approval of Ordinance 2017-002.

**After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2017-002, An Ordinance by the Board of Mayor and Aldermen of the**

**Town of Thompson's Station, Tennessee amending Title 1 General Administration, Chapter 1 Board of Mayor and Aldermen, Section 1-101 Time and Place of Regular Meetings of the Town of Thompson's Station Municipal Code. The motion was seconded and approved unanimously.**

4. **Ordinance 2017-003 – An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee amending Title 11 Municipal Offenses, Chapter 1 Offenses against the Peace and Quiet, Section 11-101 hours of construction work of the Town of Thompson's Station Municipal Code.**

Mr. Cosentini reviewed his report and recommended approval of Ordinance 2017-003.

**After discussion, Alderman Stover made a motion to approve first reading of Ordinance 2017-003, An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee amending Title 11 Municipal Offenses, Chapter 1 Offenses against the Peace and Quiet, Section 11-101 hours of construction work of the Town of Thompson's Station Municipal Code. The motion was seconded and carried by all.**

5. **Ordinance 2017-004 – An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee amending Ordinance 2016-007, Budget for Fiscal Year 2016-2017.**

Mrs. Womack reviewed her report and recommended approval of Ordinance 2017-004.

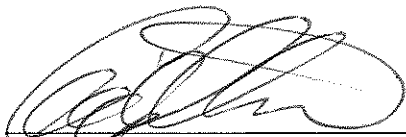
**After discussion, Alderman Stover made a motion to approve first reading of Ordinance 2017-004, An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station amending Ordinance 2016-007, Budget for Fiscal Year 2016-2017. The motion was seconded and carried by all.**

6. **BZA Appointments –**

**After discussion, Alderman Stover voted to defer BZA appointments until the March Meeting. The motion was seconded and carried by all.**

**Adjourn**

There being no further business, the meeting was adjourned at 9:10 p.m.

  
\_\_\_\_\_  
Corey Napier, Mayor

  
\_\_\_\_\_  
Jennifer Jones, Town Recorder