

Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
March 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: 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. Mayor Corey Napier was unable to attend.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the February 14, 2017 Regular Meeting were submitted with amendments.

**Alderman Bell made a motion to accept the minutes of the February 14, 2017 regular meeting as amended. The motion was seconded and carried unanimously.**

**Public Comments:**

Jordan Bryan – 2016 Bungalow Dr. – Voiced opposition and concern against the Thompson Machinery rezone/special exception.

**BOMA Report –**

Alderman Shepard requested a Capital Improvement work session be scheduled. Mr. Cosentini agreed to schedule one.

Alderman Shepard requested a cost estimate for both recording and streaming all meetings. Alderman Stover is working with IT on quotes.

Alderman Shepard requested a General Plan Meeting to discuss the LDO Amendments. Mr. Cosentini stated that the date for this meeting is scheduled for April 3<sup>rd</sup>, 2017.

Alderman Shepard requested an impact fee study be done. Mr. Cosentini stated that the study is tied to the CIP and the Critz Lane numbers, which we do not have yet.

Alderman Dilks requested the status on the striping on Clayton Arnold & Critz Lane, the status on the Atmos Gas Agreement and the vintage fire truck purchase.

**Alderman Dilks made a motion to sell the firetruck. The motion was seconded by Alderman Shepard, and failed by a vote of 2 to 2, with Alderman Bell and Alderman Stover voting against.**

**Town Administrator Report –**

Gunter Lugg, President of the Spring Hill Rotary Club came forward to present the request for the second annual Sip & Savor event. The Rotary would like to host the event on June 17<sup>th</sup>, 2017, in the Downtown Thompson's Station area. The funds raised go to support local physical education programs in the school system.

**Alderman Bell made a motion to approve the date of June 17<sup>th</sup>, 2017 for the Sip and Savor event. The motion was seconded and carried unanimously.**

The Town is required to adopt a public records policy; the State's Office of Public Records has provided a draft policy that has been revised to be Thompson's Station specific. If there are any comments or changes, please advise and the item will be placed on the April BOMA agenda for adoption.

The support letter for citizen Crystal Clear lawsuit was presented for review. The consensus was to send it to the Court of Appeals.

Attorney Moore will email the Board a drafted letter to the District Attorney and the Williamson County Sheriff's Department requesting an investigation into the Crystal Clear Bulk Agreement in Canterbury.

**Finance Report –**

Mrs. Womack stated that the report is driven by the December sales tax and also the amount of building permit influx due to the March 1<sup>st</sup> educational impact fee deadline. The County Privilege tax liability will go away as the County will begin collecting their own privilege tax beginning March 1<sup>st</sup> as well.

**Unfinished Business:**

**1. Second Reading and Public Hearing of Ordinance 2017-001 – Land Development Ordinance Amendments.**

Mr. Cosentini reviewed his report and recommended approval.

The floor was then opened for public hearing. Being none, Alderman Bell made a motion to close the public hearing. The motion was seconded and carried unanimously.

**After discussion, Alderman Bell made a motion to approve second reading of Ordinance 2017-001 with the contingency that the residential uses within a mixed-use building will not exceed 75% of the total use except within the Sector G3. The motion was seconded and failed by a vote of 2 to 2 with Aldermen Dilks and Shepard voting against.**

**After further discussion, Alderman Shepard made a motion to approve second reading of Ordinance 2017-001 with the contingency that the residential uses within a mixed-use building will not exceed 72% of the total use except within the Sector G3. The motion was not seconded.**

**Alderman Shepard then made a motion to approve second reading of Ordinance 2017-001 with 75% everywhere for condominiums and 66.67% for apartments is the maximum residential in neighborhood commercial. Everywhere else is 75%, except for G3, which can be whatever they want. The motion was seconded and failed by a vote of 2 to 2 with Aldermen Bell and Stover voting against.**

**Alderman Dilks then made a motion to defer section 1.3 and approve the rest of the amendments. The motion was then withdrawn.**

**Alderman Dilks then made a motion to approve second reading of Ordinance 2017-001 as written with the exception of Section 1.3 definition of mixed-use building be increased to a maximum of 75% residential. The motion was seconded and carried unanimously.**

- 2. Second Reading and Public Hearing 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.**

Mr. Cosentini reviewed his report and recommended approval.

The floor was then opened for public hearing. Being none, Alderman Bell made a motion to close the public hearing. The motion was seconded and carried unanimously.

**After discussion, Alderman Dilks made a motion to approve the Second Reading of Ordinance 2017-002 as presented. The motion was seconded and carried unanimously.**

- 3. Second Reading and Public Hearing 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.**

Mr. Cosentini reviewed his report and recommended approval.

The floor was then opened for public hearing. Being none, Alderman Dilks made a motion to close the public hearing. The motion was seconded and carried unanimously.

**After discussion, Commissioner Dilks made a motion to approve Second Reading and Public Hearing of Ordinance 2017-003 as presented. The motion was seconded and carried unanimously.**

- 4. Second Reading and Public Hearing of 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**

Mr. Cosentini reviewed his report and recommended approval.

The floor was then opened for public hearing. Being none, Alderman Dilks made a motion to close the public hearing. The motion was seconded and carried unanimously.

**After discussion, Commissioner Dilks made a motion to approve Second Reading and Public Hearing of Ordinance 2017-004 as presented. The motion was seconded and approved unanimously.**

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

Mr. Cosentini reviewed his report and recommended approval.

**After discussion, Alderman Shepard made a motion to take a declaratory action over easements. The motion was seconded and carried by all.**

**After further discussion, Alderman Dilks made a motion to defer the acceptance of Bridgemore Phases 1 and 2 to the April meeting based on repairs not being completed, bonds not being posted, and cooperation with the declaratory ruling. The motion was seconded and carried by all.**

**New Business:**

**2. Ordinance 2017-005 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance.**

Mrs. Deats reviewed her report and recommended approval of the allowance of a special exception for equipment rental in the Community Commercial zoning district.

**After discussion, Alderman Bell made a motion to approve Ordinance 2017-005, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance and to set Second reading and Public Hearing for April 11, 2017. The motion was seconded and carried by all.**

**1. Resolution 2017-001 – A Resolution of the Town of Thompson’s Station to approve a Subdivision Development Agreement with MBSC for Phase 15 of Tollgate Village and authorize Mayor to execute said agreement.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-001.

Alderman Shepard requested to add several amendments to the Subdivision Development Agreement with MBSC for Phase 15 of Tollgate Village.

**After discussion, Alderman Bell made a motion to defer Resolution 2017-001 to the April 11, 2017 Board of Mayor and Aldermen meeting to review amendments. The motion was seconded and carried by all.**

**Appointments:**

**Board of Zoning Appeals (two expiring three-year terms)**

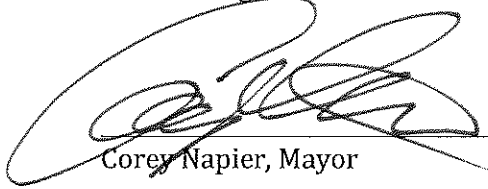
**After discussion, Alderman Bell made a motion to appoint Jeff Ridsen and Bob Whitmer to the Board of Zoning Appeals. The motion failed.**

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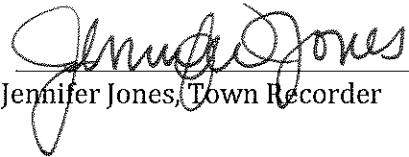
**Alderman Dilks then made a motion to appoint Jeff Risen and Timothy Miller to the Board of Zoning Appeals. The motion was seconded and carried by a vote of 3 to 1 with Alderman Bell casting the dissenting vote.**

**Adjourn**

There being no further business, the meeting was adjourned at 9:11 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder