

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
June 13, 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 June 13, 2017 with the required quorum. Members and staff in attendance were: Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini and Town Attorney Todd Moore. Mayor Napier was unable to attend.

Pledge of Allegiance.

Consideration of Minutes. The minutes of both the April 11th regular meeting and the May 9th regular meeting were submitted.

After discussion, Alderman Bell made a motion to revert to the original April 11th minutes as submitted by the Town Recorder. The motion was seconded and failed by a vote of 2 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

After further discussion, Alderman Bell made a motion to approve the minutes of the May 9th regular meeting. The motion was seconded and approved by all with the amendment that "Alderman Dilks and Alderman Shepard raised concerns that the business plan was incomplete" to the Firetruck Business Plan section.

Public Comments:

Brinton Davis – 2690 Thompson's Station Rd. E. – Concerns regarding signage.

Mike Roberts – 1810 Thompson's Station Rd. W. – Concerns over Item number 3 under new business, Canterbury Wastewater request.

Mac Hughes – 3025 Americus Dr. – Concerns with Aldermen conduct and representation.

Bob Whittmer – 3845 Summers Lane – Concerns with Aldermen conduct and representation and would like to see our LDO work in favor of potential commercial growth and development.

Brad Wilson – 3064 Americus Dr. – Glad to see that the Tollgate developer is finally getting some things done. Voiced concerns over construction road management. Would like more work sessions.

Matthew Gary – 2700 Brenda St. – Concerns with Aldermen representation and concerns about wastewater

Unfinished Business:

- 1. Second Reading and Public Hearing of Ordinance 2017-007, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend sections 1.3, 3.8.1, 3.9.20 and tables 4.1 and 4.11 of the Land Development Ordinance.**

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Vice Mayor Stover then opened the floor for the public hearing. Being no comments, the public hearing was closed.

Mr. Cosentini reviewed his staff report and recommended approval of Ordinance 2017-007.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-007, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station TN to amend sections 1.3, 3.8.1, 3.9.20 and tables 4.1 and 4.11 of the Land Development Ordinance. The motion was seconded and carried unanimously.

- 2. Second Reading and Public Hearing of Ordinance 2017-008, an Ordinance of the Town of Thompson's Station, Tennessee amending Ordinance 2016-007 which amends the Annual Budget for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017.**

Vice Mayor Stover then opened the floor for the public hearing. Being no comments, the public hearing was closed.

Mr. Cosentini reviewed his staff report and recommended approval of second reading Ordinance 2017-008 with the amendment to page 3 with a revenue increase in local sales tax, building permits and impact fees.

After discussion, Alderman Dilks made a motion to approve Second Reading of Ordinance 2017-008, an Ordinance of the Town of Thompson's Station, Tennessee amending Ordinance 2016-007 which amends the Annual Budget for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017. The motion was seconded and carried by all.

- 3. Second Reading and Public Hearing of Ordinance 2017-009, an Ordinance of the Town of Thompson's Station, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018.**

Vice Mayor Stover then opened the floor for the public hearing. Being no comments, the public hearing was closed.

Mr. Cosentini reviewed the report and noted that several new planned personnel positions were removed from the payroll expense and that expense was folded into the repairs and maintenance for roads.

After discussion, Alderman Shepard made a motion to approve second reading of Ordinance 2017-009, an Ordinance of the Town of Thompson's Station, TN adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018. The motion was seconded and carried by all.

- 4. Resolution 2017-006, a Resolution of the Town of Thompson's Station to approve a Subdivision Development Agreement with MBSC for Phase 16 of Tollgate Village and to authorize the Mayor to execute said agreement.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-006.

Mr. Shepard stated that the plats were approved based on inaccurate statements and information provided by Town Staff to Planning Commission and the Traffic Engineer about the right in/right out being appropriate.

Staff objected to these comments.

After discussion, Alderman Bell made a motion to approve Resolution 2017-006, a Resolution of the Town of Thompson's Station, TN to approve a subdivision development agreement with MBSC for Phase 16 of Tollgate Village and to authorize the Mayor to execute said agreement. The motion was seconded and approved by all.

- 5. Resolution 2017-007, a Resolution of the Town of Thompson's Station to approve a Subdivision Development Agreement with MBSC for Phase 17 of Tollgate Village and to authorize the Mayor to execute said agreement.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-007.

After discussion, Alderman Bell made a motion to approve Resolution 2017-007, a Resolution of the Town of Thompson's Station to approve a Subdivision Development Agreement with MBSC for Phase 17 of Tollgate Village and to authorize the Mayor to execute said agreement. The motion was seconded and carried by all.

New Business:

- 1. Request for Dedication of Infrastructure – Bridgemore 2b and 2c.**

Mr. Cosentini recommended that the Board approve the request for acceptance of the infrastructure in Phases 2B and 2C in the Bridgemore Village subdivision, set maintenance surety amounts as recommended (2B Roads, Drainage & Erosion Control - \$23,000, Wastewater Collection System - \$19,300, and 2C Roads, Drainage & Erosion Control - \$43,200, Wastewater Collection System - \$24,800), object to the Road Easement, and require the applicant to file a quit claim deed regarding the private technology easements.

After discussion, Alderman Dilks made a motion to approve A Request for Dedication of Infrastructure for Bridgemore Village Phases 2B and 2C with the contingencies recommended by Staff and the additional contingency that there be a favorable ruling on the declaratory filing on the easements. The motion was seconded and carried by a vote of 3 to 1 with Alderman Bell casting the dissenting vote.

- 2. Request for Dedication of Infrastructure – Tollgate Village 1-13**

Mr. Cosentini recommended that the Board approve the request for acceptance of infrastructure in Phases 1-13 of the Tollgate Village subdivision, set maintenance surety amounts as recommended (Phases 1-7 and 10-11 – Roads, Drainage and Erosion Control, \$100,000. Phase 12 Roads, Drainage & Erosion Control - \$29,400 and Wastewater Collection \$9500. Phase 13 Roads, Drainage & Erosion Control - \$91,400 and Wastewater Collection \$38,000) object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements.

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After discussion, Alderman Bell made a motion to defer the request for dedication of infrastructure for Tollgate Village for Phases 1-13 until the August BOMA Meeting. The motion was seconded and carried by all.

3. Wastewater Request – Canterbury

Removed from agenda by request of the Applicant

4. Resolution 2017-010, a Resolution to authorize an Agreement with Tennessee Valley Paving Co., Inc for the paving of Pantall Road.

Mr. Cosentini reviewed his report and stated that we are using a form contract and following all state bonding and insurance requirements.

After discussion, Alderman Bell made a motion to approve Resolution 2017-010, a Resolution to authorize an Agreement with Tennessee Valley Paving Co., Inc for the paving of Pantall Road. The motion was seconded and approved by all.

5. Employee Retirement Renewal

Mr. Cosentini reviewed his report and stated that this is needed to amend the vesting schedule with the Town.

After discussion, Alderman Dilks made a motion to approve the Employee Retirement renewal. The motion was seconded and carried by all.

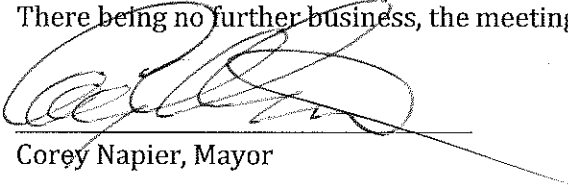
6. Resolution 2017-011, a Resolution of the Town of Thompson's Station adopting an Internal Financial Controls Policy.

Mr. Cosentini reviewed his report and stated that adopting an Internal Financial Controls Policy is required by the State.

After discussion, Alderman Bell made a motion to approve Resolution 2017-011, a Resolution of the Town of Thompson's Station adopting an Internal Financial Controls Policy.

Adjourn

There being no further business, the meeting was adjourned at 8:29 p.m.


Corey Napier, Mayor


Jennifer Jones, Town Recorder