

**Minutes of the Regular Meeting**  
**Of the Board of Mayor And Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**September 14, 2004**

The regular meeting of the Mayor and Board of Aldermen of the Town of Thompson's Station was called to order at 7:10 p.m., on the 14<sup>th</sup> day of September 2004, at the Community Center. Members and officials in attendance were: Cherry B. Jackson, Mayor; Sarah H. Benson, Alderman; John T. Neal, Alderman; Larry D. Craig, City Attorney; and Douglas G. Goetsch, City Recorder. Absent: None.

The minutes of the August 10, 2004 meeting were previously submitted and motion to approve the minutes was made by Alderman Neal, seconded by Alderman Benson, and the minutes were approved as submitted.

Mayor Jackson announced that the TSCA Pancake Breakfast is scheduled for October 9, 2004 from 7:00 a.m. until 11:00 a.m. at the Community Center.

Mayor Jackson also reminded the board that Dr. Sheaffer of Sheaffer International is holding a community meeting to discuss the wastewater treatment plant designed by his company and approved for use at Heritage Commons and planned for use at other sites in the county. The meeting will be on September 27<sup>th</sup> at 6:00 p.m. at the Community Center and is open to all citizens.

City Attorney Craig stated that he was reviewing a facilities management agreement for operation of a wastewater treatment plant. He believed that further work was needed to discuss the adoption of building codes, etc. for the Town. He also stated that he would need to work with the City Engineer for the process to verify the construction and turnover of a wastewater treatment plant to the Town once constructed by a developer.

Next presented to the board was the second reading of Ordinance 04-007 that annexes property into the corporate limits of the town. The parcels to be annexed were identified as:

Map 130, Parcel 31.01

Map 130, Parcel 33.00

Map 130, Parcel 34.00

Map 152, Parcel 45.01

It was noted that before tonight's meeting a public hearing on this ordinance was advertised in the newspaper and was held and only one person spoke questioning the cost/benefit to the town of proceeding with this annexation. City Attorney Craig stated that the only additional costs to the town would be assuming maintenance of a small amount of roadway on Thompson's Station Road West. No other city services would change for this area. Mayor Jackson stated that county officials had been notified of this annexation and that this was within the urban growth boundaries previously agreed to by the county and town. Motion to adopt on second reading was made by Alderman Neal, seconded by Alderman Benson, and the ordinance was unanimously adopted.

City Recorder Goetsch stated that an informal review of agreements with local water utility districts indicated a standard rate of 7½% was being used for the billing and collection services for wastewater treatment for local governments. City Attorney Craig stated that this needed further discussion at the Planning Commission meeting. Mayor Jackson stated that her discussions with H.B. & T.S. Utility District officials indicated they were willing to work with the town on a billing and collection agreement and that she would get with them for more information on meter sizes, etc.

Mayor Jackson stated that due to the expanded workload on City Recorder Goetsch, she suggested the board expand his standard hours to be from 9:00 a.m. to 5:00 p.m. on Tuesdays. This would double the hours he would be working at Town Hall and would commensurately increase his salary. Motion to adopt this change was made by Mayor Jackson, seconded by Alderman Benson, and it was unanimously adopted.

Next the floor was opened for community input and concerns:

Mr. Roger Nixon of 2704 Brenda Street asked if wastewater treatment fees would be applied to residents not on the system and whether rates had been set yet? Mayor Jackson stated that fees only apply to users of the system and that a rate schedule had not been developed yet.

Mr. Nixon then asked if the town wanted regional wastewater treatment plants? City Attorney Craig stated that the town was not developing regional plants, but the developers may combine together to propose regional plants in the future. TDEC in general actually prefers fewer regional plants than several smaller plants.

Mr. Nixon asked what is a golf-cart development? City Attorney Craig stated that some states allow golf carts to operate on public roadways, but Tennessee does not. Any developer wanting to allow golf carts on roadways would have to maintain the roadways as private roads.

Mr. Nixon stated that developers at Heritage Commons and Tollgate Village are moving a lot of dirt with only preliminary approvals or no approvals. City Attorney Craig stated that state law allows them to go forward at their own risk, but they cannot sell lots on the property until final plat approval by the Planning Commission.

Mr. Nixon noted that the town had applied for TDEC permit for a wastewater treatment plant at Heritage Commons and was now looking at implementing a new zoning ordinance. He stated that the town needed more input from residents and suggested a survey like one recently done in Nolensville. He wants the zoning moratorium extended until a survey is done.

Mr. Corey Napier of 2691 Pantall Road stated that he agreed with Mr. Nixon's concerns and was afraid of getting on a slippery slope with developers. He was concerned about the town's responsibility if a developer should go out of business in mid-development.

Mr. Matthew Garrett of 2700 Brenda Street stated he moved from Spring Hill to Thompson's Station and felt Spring Hill had squandered their opportunity to make it a showcase town. He was concerned that the town does not have the infrastructure to support a large development, like the proposed Del Webb development.

There being no further business to come before the board, the meeting was duly adjourned at 8:00 p.m.

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Cherry B. Jackson, Mayor

Attest:

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Douglas G. Goetsch, City Recorder