

Minutes of the Regular Meeting
Of the Board of Mayor And Aldermen
Of the Town of Thompson's Station, Tennessee
October 12, 2004

The regular meeting of the Mayor and Board of Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m., on the 12th day of October 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 September 14, 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.

Alderman Neal reminded everyone to vote on November 2nd.

City Attorney Craig stated that the board had some items to accomplish regarding the proposed termination of the interlocal agreement for permitting and codes compliance services with Williamson County. The town must adopt standard building codes, hire a building inspector, determine the status of outstanding permits and decide on the method of collection of impact fees.

After discussion, Alderman Benson made a motion to have the City Recorder notify the Williamson County Mayor of the decision of the Town of Thompson's Station to terminate the interlocal agreement with Williamson County regarding permitting and codes compliance services effective January 1, 2005. Mayor Jackson seconded the motion and it was unanimously adopted.

City Attorney Craig informed the board that he was going to contact the Smith Trucking Company regarding damage done to Sedberry Road. He will need additional input from Clifton & King about damage estimates. He also requires additional information regarding some brick structures erected by a property owner within the right of way on Thompson's Station Road East. It is felt that these structures present a safety concern to motorists.

Next presented to the board was Resolution 04-005 that authorizes the mayor to enter into a facilities management agreement with Sheaffer International, LLC for operation and maintenance of wastewater reclamation facilities within the town. City Attorney Craig explained the history and background of the negotiations of the agreement and the changes made to the agreement. Dr. Sheaffer was present and answered questions from the board. He stated that he wanted the agreement to be beneficial to the town and had graduated the per system cost to reflect this desire. The first system would have a management fee of \$1,000 per month with the next five systems costing \$5,000 per system per month. Dr. Sheaffer advised that he felt a monthly user fee could be developed that would be comparable to the average monthly water bill for the area. After discussion, motion to adopt Resolution 04-005 was made by Alderman Neal, seconded by Alderman Benson, and the resolution was unanimously adopted.

City Attorney Craig explained that Ordinance 04-003 allows the board to set wastewater use fees by resolution and that there were alternative methods to charge fees. One possible method would be based upon water usage by each property. Another could be a flat rate based upon type of use at each property (residential or various types of commercial use). Dr. Sheaffer explained the concept of EDU's for converting commercial usage into an equivalent number of residential units based upon established averages of residential usage. A commercial would pay a multiple of the residential rate based upon the type of business usage at that site. City Attorney Craig noted that the state requires that the rates be reviewed every 24 months to determine whether they were too low or high based upon state standards. It was then discussed whether a base fee should be applied to undeveloped lots as well.

Next presented to the board was Resolution 04-006 that establishes policies and procedures for construction of wastewater treatment facilities within the town. Mayor Jackson explained the background of this resolution and that it sets standards and procedures for facilities to be turned over to the town when properly completed. After discussion, motion to adopt was made by Alderman Benson, seconded by Alderman Neal, and it was unanimously adopted.

Next presented to the board was the first reading of Ordinance 04-008 that establishes standard building codes for the town. City Attorney Craig explained that this ordinance was necessary for the town to be able to issue building permits based upon building codes and inspect construction. The codes included in this ordinance are:

- 2003 International Building Code
- 2003 International Residential Code
- 2003 NFPA 1 Uniform Fire Code
- 2003 NFPA 101 Life Safety Code

City Attorney Craig stated that copies of these codes must be maintained at town hall for use by the building inspector or available for review by the members of the public. The ordinance incorporates by reference the text of these codes as part of the ordinance. After discussion, motion to adopt on first reading was made by Alderman Neal, seconded by Alderman Benson, and the ordinance was unanimously adopted. Alderman Benson made a motion to hold a public hearing on this ordinance on November 9th, 2004 at 7:00 p.m. at the Community Center. Alderman Neal seconded the motion and it was unanimously adopted.

Mayor Jackson informed the board that Mr. Pinckney of Onsite Systems asked whether the board wanted the portion of the town's Urban Growth Boundary on the east side of Interstate 65 to be included in a utility district he was planning to serve in that area. He would draw that portion out of this district if that were the board's preference. After discussion, Alderman Neal made a motion to notify Onsite Systems that it was the preference of the town that this area of the town's Urban Growth Boundary be excluded from their proposed utility district. Alderman Benson seconded the motion and it was unanimously adopted.

Mayor Jackson stated that the board had advertised for a building inspector and had interviewed candidates. There has not been a fee schedule established for this position. Alderman Neal made a motion to authorize the mayor to negotiate a fee schedule and enter into a contract with an independent contractor for building inspector services. Alderman Benson seconded the motion and it was unanimously adopted.

Mayor Jackson stated that the board had received a request to address some traffic-related issues in the Pecan Hill subdivision. The request has been forwarded to a traffic engineer for further analysis and recommendation for action, if deemed necessary. The report would hopefully be available at the November meeting of the board.

Next the floor was opened to citizens for community input and concerns.

Mr. Janikowski of 2705 Tollie Lane asked whether the survey of residents discussed at the planning commission was being developed. Mayor Jackson stated that preparation of the survey was underway.

Ms. Mary Khim of 2701 Brenda Street provided the board an article from the financial community about Pulte/Del Webb and a slide in their earnings and stock price. Her concern that the proposed Del Webb project in her area could be impacted by unstable corporate earnings.

Ms. Millie Halvorson of 2708 Brenda Street stated that she had tried to contact the board members to have the Pecan Hill traffic issue added to the agenda for tonight, but was unable to reach any of the board members. She asked if a copy of the traffic engineer's report would be available for review. Mayor Jackson stated that it would be made available.

Mr. Barry Burge of 2730 Critz Lane asked the board about the resident survey – when it would be distributed, how it would be tallied and by whom, and if the results would be published. Mayor Jackson responded that Mike Wood, the town planner working through the State Local Planning Office, was developing the survey and would be responsible for tallying the results. The results would be presented at a future meeting of the Municipal Planning Commission.

Mr. Burge said he understood that the existing zoning ordinance expires on October 31st and that the survey was to be distributed on October 1st and results available by October 31st. City Attorney Craig explained that the town zoning ordinance was in full force and effect and did not have an expiration date. The Planning Commission had established a moratorium on re-zoning requests until October 31st, but that it had no effect on the zoning ordinance itself.

Mr. Burge said he disagreed with the decision of the board to contract with a third party for maintenance of wastewater facilities. He also disagreed with adopting any building codes until a long-term plan had been established. He also stated he believed that a building inspector should be a full-time employee and licensed contractor and asked where building permits would be issued. Alderman Benson replied that permits would be available at town hall. Mr. Burge asked if the town hall office would be staffed five days a week. Alderman Benson stated that town hall was open one day a week now and that the hours could be expanded if deemed necessary.

There being no further business to come before the board, the meeting was duly adjourned at 9:05 p.m.

Cherry B. Jackson, Mayor

Attest:

Douglas G. Goetsch, City Recorder