

Minutes of the Regular Meeting
Of the Board of Mayor And Aldermen
Of the Town of Thompson's Station, Tennessee
November 9, 2004

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:05 p.m., on the 9th day of November, 2004 at the Thompson's Station 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 October 12, 2004 meeting were previously submitted and motion to approve the minutes was made by Alderman Benson, seconded by Alderman Neal, and the minutes were approved as submitted.

Alderman Neal stated that although he lost the recent election, he enjoyed his fourteen years of service to the community. He said he had almost no complaints in that time and fully supported the Board's efforts to manage the growth and future of the Town. The citizens and board members gave him a round of applause.

Mayor Jackson said the results of the election should be certified by the December meeting and the new alderman sworn-in at that time.

Pecan Hill Subdivision Traffic Review - Chad Collier with Collier Engineering reported on traffic issues in the Pecan Hill subdivision, specifically on Brenda Street. Residents had requested a change in the speed limit to 20 miles per hour (mph) at this location. He stated that this was up to the town officials, but warned it could be an enforcement issue. The Williamson's County Sheriffs Department had a radar cart on this site for a day and Mr. Collier noted that approximately 60 cars had been observed with an average speed of 20.7 mph. Residents had also requested a roundabout be constructed at the site of a previous cul-de-sac on this street. He estimated the cost to construct to be \$3,800 (not including landscaping). Alderman Benson stated that the developers in this subdivision had no desire to assist in the cost of the construction of this roundabout. Mr. Collier also stated that proposed "Children At Play" signs were not advisable as this implied that the Town condoned allowing children to play in the street, raising liability issues should a child be struck in the roadway.

Millie Halvorson of 2708 Brenda Street asked to speak and provided traffic safety information to the Board. She spoke on the benefits of traffic calming methods and the need for this in her neighborhood. Alderman Benson asked if she felt that the Town should have to pay for the roundabout or other methods and Ms. Halvorson stated she felt the town was responsible to make this change. Mayor Jackson stated that no funds were available in the budget for this, although it could be considered in the future.

Alderman Benson made motion to reduce the speed limit in the Pecan Hill subdivision to 20 mph and not to erect "Children at Play" signs. Alderman Neal seconded the motion and it was unanimously adopted.

Tollgate Village Wastewater Treatment Facility - Mr. Jay Franks representing the Tollgate Village development asked the board to consider allowing Tollgate to relocate their proposed wastewater treatment facility to an adjacent property with the intent to build a larger treatment facility to serve a regional area covering more than just their development. The area previously allocated for the treatment plant would instead be maintained as open space and not developed. City Attorney Craig stated that the H.B. & T.S. Utility District was willing to convey some unused water lines along Highway 31 to the Town and that these lines could be used to transport wastewater for treatment at a regional plant. This would be very beneficial to the Town as it would result in fewer plants to maintain. The lines will have to be tested and approved by TDEC. Approvals from property owners, TDOT and TDEC were anticipated. The board indicated their approval of this approach.

Old Business - City Attorney Craig stated he had sent a letter to Smith Trucking regarding road damage on Sedberry Road done by their trucks, but no response had been received. He recommended documenting the damage and have the road repaired and pursue collection of payment for the damage. Mayor Jackson stated that an estimate of \$6,000 in repairs had been received for this damage. Alderman

Neal made a motion to have the damage documented and repairs made. Alderman Benson seconded the motion and it was unanimously adopted.

City Attorney Craig stated that a letter was sent to a property owner on Thompson's Station Road East who had constructed driveway pillars directly next to the roadway requiring the removal of the pillars, but no response has been received.

Ordinance 04-008 Adopting Standard Building Codes – Next presented to the board was the second reading of Ordinance 04-008 that establishes building codes for the Town. It was noted that a public hearing on this ordinance was held directly before tonight's meeting and no one came forward to speak for or against this ordinance. The building codes to be adopted include:

1. The 2003 edition of the International Building Code.
2. The 2003 edition of the International Residential Code.
3. The NFPA1 Uniform Fire Code.
4. The NFPA 101 Life Safety Code.

City Attorney Craig explained a few housekeeping changes made to the ordinance since first reading:

1. Paragraph 5 changed the enforcement officer's title to be "Building Official".
2. Paragraph 7 changed the definition of "built space".
3. Paragraph 8 changed to say all monies to be made payable to the Town of Thompson's Station.

Alderman Benson asked why the 2003 edition was chosen and City Attorney Craig replied that the state advisory board, MTAS, had recommended this version and that the NFPA Fire Code was specifically cited the Tennessee Code Annotated. Motion to amend the ordinance from first reading was made by Alderman Benson, seconded by Alderman Neal, and the amendments were unanimously approved.

After discussion, motion to adopt Ordinance 04-008 as amended on second reading was made by Alderman Neal, seconded by Alderman Benson, and it was unanimously adopted.

Resolution 04-007 Establishing a Permit Fee Schedule - Next presented to the board was Resolution 04-007 that establishes a schedule of permit fees. City Attorney Craig explained that the board could establish building permit fees by resolution and that with the Town taking over permit issuance from the County effective January 1, 2005, a permit fee schedule is needed. Future adjustments to this fee schedule are possible by resolution if that should prove necessary. After discussion, motion to adopt this resolution was made by Alderman Neal, seconded by Alderman Benson, and it was unanimously adopted.

Resolution 04-008 Establishing Staggered Terms for the Board of Appeals – City Attorney Craig stated that this resolution sets staggered terms for the Board of Appeals for Building Codes and Fire Codes. This board consists of three citizens and should rarely meet. Motion to adopt this resolution was made by Alderman Neal, seconded by Alderman Neal, and it was unanimously adopted. Mayor Jackson nominated three citizens for the Board of Appeals:

Mr. Pat Springer	3-year term
Mr. Steve Carr	2-year term
Mr. Harold Wheeley	1-year term

Alderman Neal made a motion to approve the appointment of these three citizens to the Board of Appeals, Alderman Benson seconded the motion, and it was unanimously approved.

Resolution 04-009 Accepting Abandoned Utility Easements from H.B. & T.S. Utility District – City Attorney Craig explained that this resolution would accept the utility easements from H.B. & T.S. Utility District. He noted a correction changing the word "westerly" to "easterly" was needed on the resolution. After discussion, Alderman Benson made a motion to adopt this resolution as corrected, Alderman Neal seconded the motion and it was unanimously adopted.

Appointment of Town Building Official - Mayor Jackson explained that the Town had advertised for the position of Building Official, had interviewed candidates and had selected Mr. Richard King for the position. Mr. King has been in the construction business since 1968 and is a licensed contractor. He will work closely with the county building official on the transition.

Resolution 04-010 Authorize Mayor to Enter Into Independent Contractor Agreement for a Building Official - City Attorney covered the provisions of the agreement and the formula for compensation. The Building Official will not be an employee of the Town and will set his own hours. The Town will provide office space, forms, etc. for his use. Alderman Benson made a motion appointing Mr. King as Building Official. Alderman Neal seconded the motion and it was unanimously adopted. Alderman Neal made a motion adopting Resolution 04-010, seconded by Alderman Benson, and the resolution was unanimously adopted.

Resolution 04-011 Billing & Collection Service Agreement with H.B. & T.S. Utility District – City Attorney Craig explained the purpose of the resolution is to authorize the mayor to enter into a contract for billing and collection services with the H.B. & T.S. Utility District. The contract being discussed allows for a 7 ½% fee based on gross billing of water usage, with a maximum of \$10 per customer per month. There will be some upfront costs to set up their computer system and either party could terminate the agreement with 120-day notice. After discussion, motion to adopt the resolution was made by Alderman Neal, seconded by Alderman Benson, and it unanimously adopted.

Other New Business - Mayor Jackson stated that the Thompson’s Station Church wants to take over the festival previously sponsored by the Thompson’s Station Community Association. A fee of \$1,000 to the Town for using the park for one day was discussed. City Attorney Craig suggested a simple contract for this purpose that would include provisions for traffic control and proof of insurance. After discussion, Alderman Benson made a motion to authorize the mayor to negotiate the details of the contract with the church for a one-day festival. Alderman Neal seconded the motion and it was unanimously adopted.

Community Input – Next the floor was opened to citizens for community input and concerns:

Mary Khim of 2701 Brenda Street asked about the status of the survey of citizens, stated that she appreciated the change in the speed limit in Pecan Hills, would like background information on the members appointed to the Board of Appeals, and stated she was glad we were charging for use of the entire park by large groups.

Mayor Jackson stated that work was being completed on the survey mailing list and anticipated mailing the survey around December 1st.

Alderman Benson stated that she appreciated the fourteen years of service that Alderman Neal had given the community and Mayor Jackson joined her in that sentiment.

There being no further business to come before the board, the meeting was duly adjourned at 8:50 p.m.

Cherry B. Jackson, Mayor

Attest: _____
Douglas G. Goetsch, City Recorder