

Minutes of the Regular Meeting
Of the Board of Mayor And Aldermen
Of the Town of Thompson's Station, Tennessee
February 8, 2005

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 8th day of February, 2005 at the Thompson's Station Community Center. Members and officials in attendance were: Cherry B. Jackson, Mayor; Sarah H. Benson, Alderman; Corey Napier, Alderman; Larry D. Craig, City Attorney; and Douglas G. Goetsch, City Recorder. Absent: None.

The minutes of the January 11, 2005 meeting were previously submitted and motion to approve the minutes was made by Alderman Benson, seconded by Alderman Napier, and the minutes were approved as submitted.

Announcements

Alderman Benson expressed the Board's sympathy to the family of Mr. L.D. Davis, a long-time resident who recently passed away.

Mayor Jackson stated that the Red Cross Blood Drive will be held on February 17th at the Community Center. Also, she stated that volunteers for various committees are being contacted and meetings arranged.

Building Official Richard King reported on building permits for the month of January, which included a permit for the Tractor Supply building, as well as three sign permits and a temporary trailer permit.

Second Reading of Ordinance 05-001

Next presented to the board was the second reading of Ordinance 05-001 that establishes the position of City Administrator. City Attorney Craig explained the ordinance that describes the position in detail, and included that the City Administrator reports to the Board of Mayor and Aldermen and administers the business of the municipality. It was noted that a public hearing on this ordinance was held right before this meeting and that no one came forward to speak for or against it. After discussion, motion to adopt on second reading was made by Alderman Benson, seconded by Alderman Napier, and the ordinance was unanimously adopted.

Second Reading of Ordinance 05-002

Next presented to the board was the second reading of Ordinance 05-002 that that changes the zoning for properties on Sedberry Road from *Rural (R)* to *Suburban Estate (SE)*. The affected parcels are:

- a. Map 131, Parcel 12
- b. Map 131, Parcel 12.02
- c. Map 131, Parcel 12.03
- d. Map 131, Parcel 7
- e. Map 131, Parcel 7.01

The Municipal Planning Commission at their December meeting had recommended approval of this re-zone request to the Board. It was also noted that a public hearing on this ordinance was held right before this meeting and no one came forward to speak for or against this ordinance. After discussion, motion to adopt on second reading was made by Alderman Napier, seconded by Alderman Benson, and it was unanimously adopted.

First reading of Ordinance 05-003

Next presented to the board was the first reading of Ordinance 05-003 that changes the zoning for property bordered by Highway 31, Critz Lane and S.R. 840 from *Suburban Estate (SE)* to *Urban (U)*. The affected parcels are:

- a. Map 132, Parcel 40.01
- b. Map 145, Parcel 3.00

This re-zone request had been recommended to the board for approval by the Municipal Planning Commission at their December meeting. Mr. Edsel Charles and Mr. Bill Charles represented the applicant. They made a detailed presentation of how they anticipated developing the property. They noted that this area was part of the S.R. 840 Interchange Study sponsored by Williamson County and included public hearings for input from local citizens on how the interchange quadrants might be developed. The study recommended this area for higher density development such as they were proposing. They also stated their desire to protect the natural resources of the property and included park areas in the development.

Alderman Napier said he appreciated the thought that went into the plan, but felt there were unanswered questions on how this development would affect the town roads, wastewater treatment and environmental issues. He suggested the town take a slow and cautious approach to development.

Alderman Benson stated that she had voted against this project in her capacity as planning commissioner due to concerns about how this project would integrate with an adjacent property, but further information she received since that time had alleviated her concerns and she now supported this plan.

After discussion, motion to adopt on first reading was made by Alderman Benson, seconded by Mayor Jackson, and the ordinance was adopted by a 2-1 vote, with Alderman Napier voting against adoption. Mayor Jackson made a motion to hold a public hearing on this ordinance on March 8, 2005 at 7:00 p.m. at the Thompson's Station Community Center. Alderman Benson seconded the motion and it was unanimously adopted.

First Reading of Ordinance 05-004

Next presented to the board was the first reading of Ordinance 05-004 that amends the beer ordinance to remove the restriction for permits to be issued within 300 feet of hospitals or public gathering places. It would retain the restriction for the 300-foot distance requirement for churches and schools. City Attorney explained the provisions and also stated that the application form, rules and regulations for permit holders had been updated as well. After discussion, motion to adopt on first reading was made by Alderman Napier, seconded by Alderman Benson, and the motion was unanimously adopted. Alderman Benson made a motion to hold a public hearing on this ordinance on March 8, 2005 at 7:00 p.m. at the Thompson's Station Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

First Reading of Ordinance 05-005

Next presented to the board was the first reading of Ordinance 05-005 that amends the impact assessment fee set by the Town. City Attorney Craig stated that the text of the ordinance is substantially the same, but the board members must address the amount of the fee. He explained that fees collected must be used for the expansion or improvement of existing public facilities. Alderman Napier suggested adopting it as written now and address amount changes at second reading after consulting with the City Administrator. After discussion, motion to adopt on first reading was made by Alderman Benson, seconded by Alderman Napier, and the motion was unanimously adopted. Mayor Jackson made a motion to hold a public hearing on this ordinance on March 8, 2005 at 7:00 p.m. at the Thompson's Station Community Center. Alderman Benson seconded the motion and it was unanimously adopted.

First Reading of Ordinance 05-006

Next presented to the board was the first reading of Ordinance 05-006 that amends the Town budget for the 2004-2005 fiscal year. City Recorder Goetsch provided the board with details of the proposed changes and stated that this budget addressed known and anticipated changes since the original budget was adopted in June, 2004. Overall revenues and expenses were unchanged, but the classifications were changed to address variances from the original budget. After discussion, motion to adopt on first reading was made by Alderman Benson, seconded by Alderman Napier, and the motion was unanimously adopted. Alderman Benson made a motion to hold a public hearing on this ordinance on March 8, 2005 at 7:00 p.m. at the Thompson's Station Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

Discussion of Cable Television Franchise Agreement

City Attorney Craig stated that he had discussions with Charter Communications about a cable-TV franchise agreement. They have provided a list of customers they serve in this area, although the list may include areas outside the city limits as well. He suggested setting the franchise fee at 5%, the maximum allowed by state law. Alderman Napier made a motion to adopt a 5% franchise fee, Alderman Benson seconded the motion and it was unanimously adopted. An ordinance to that effect would be prepared for first reading at the March meeting.

Discussion of Temporary Pump and Haul Permit for Heritage Commons

City Attorney Craig received communications from representatives of Heritage Commons that they requested a temporary pump and haul permit only to be used if their wastewater treatment plant was not ready in time to service the Tractor Supply building when it is completed. Alderman Benson made a motion authorizing the mayor to execute a letter supporting a temporary pump and haul permit. Alderman Napier seconded the motion and it was unanimously adopted.

Other New Business

Mayor Jackson asked the board to appoint Mr. Greg Langeliers as the City Administrator for the town. Alderman Napier made a motion to appoint Mr. Langeliers as City Administrator effective April 2, 2005. Alderman Benson seconded the motion and it was unanimously adopted.

City Attorney Craig stated that the Tennessee Regulatory Authority had received a petition from Tennessee Wastewater to service an area east of Thompson's Station and adjoining the town's Urban Growth Boundary. The board discussed possibly sending a letter to the TRA to prevent Tennessee Wastewater from servicing this area due to the Town possibly having a future interest in this area.

Mayor Jackson stated that a contract for mowing the Town Park was needed very soon and that bids would need to be received. Alderman Benson made a motion authorizing the mayor to put together a bid package and advertise for bids, with a bid opening set for March 1, 2005. Alderman Napier seconded the motion and it was unanimously adopted.

Mayor Jackson stated that with the development of more commercial businesses in the town that the board should consider establishing a business license ordinance. City Attorney stated that a business license ordinance could be difficult to administer and suggested getting more information from MTAS on this issue. Also City Attorney Craig provided the board a list of priorities he felt should be addressed in coming months.

Alderman Benson stated that she had been attending meetings on hazard mitigation to develop a master plan that would qualify for funding from FEMA and TEMA.

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

Valerie Fox, a resident at 2715 Tollie Lane, asked if current funding meets current needs, why does the town need more development? She noted that the results of the household survey are not ready yet for guidance and wants a comprehensive growth plan for the entire town before approving any new development.

Roger Nixon, a resident at 2704 Brenda Street, asked why the Planning Commission did not hold a public hearing on rezones as the county does under their ordinance, and that it seemed like the intent was to prevent public comment and he wanted to register a complaint that the rules were not followed. City Attorney Craig stated that the Planning Commission is an advisory board and the Board of Mayor and Aldermen vote up or down on the rezone, regardless of the recommendation of the Planning Commission. The Board of Mayor and Aldermen hold a public hearing before second reading of any rezone ordinance.

Edsel Charles, with Market Graphics, offered to share information on impact fees currently charged by other Middle Tennessee local governments for use by the board in developing a revised impact fee.

Steve Homrich, a resident at 2619 Thompson's Station Road East, indicated his displeasure with the portable buildings placed across the street from his home that are owned by the Thompson's Station Baptist Church. He felt they would have a negative effect on his property value and that church officials had indicated to him that they would be there a long period of time.

There being no further business to come before the board, the meeting was duly adjourned at 9:10 p.m.

Cherry B. Jackson, Mayor

Attest: _____
Douglas G. Goetsch, City Recorder