

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

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:50 p.m., on the 8th day of March, 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; Greg Langeliers, City Administrator; and Douglas G. Goetsch, City Recorder. Absent: None.

The minutes of the February 8, 2005 meeting were previously submitted and Alderman Napier noted one correction where one word had been omitted from the Community Input section of the minutes. Alderman Benson made a motion to approve the minutes as corrected, Alderman Napier seconded the motion, and the minutes were approved as corrected.

Announcements

Mayor Jackson reminded the board of the upcoming Bar-B-Que Dinner sponsored by the Thompson's Station Community Association at the Community Center on March 19th.

Old Business

City Administrator Greg Langeliers stated that he and Building Official Richard King attended a TRA public hearing on a request made by a company to treat wastewater for an area east of town, part of which is in the Town's urban growth boundary. The TRA approved the request, but only for a single property and not the entire area requested, and conditioned on approval by TDEC as well.

City Attorney Craig stated that he had received documents from the Williamson County Rescue Squad indicating that their state charter is current and asked them to provide evidence that their 501(c)(3) tax – exempt status is in force as well.

Alderman Napier noted that the property owner with driveway pillars adjacent to the roadway on Thompson's Station Road East had not moved them back by February 28, 2005 as directed by the board and says this situation needs to be addressed.

Mayor Jackson stated that committees for Public Works, Special Census and Planning had been selected and the Special Census committee was to meet on March 14th to work on the census materials. City Administrator Langeliers stated he was communicating with the other committee members and meetings would be scheduled soon.

Mayor Jackson stated that bids for mowing the park property had been received and opened. She recommended accepting the bid from Blair Griffin Landscaping for mowing the park for \$425 per cut. Alderman Benson made a motion to award the mowing contract to Blair Griffin Landscaping, Alderman Napier seconded the motion and it was unanimously adopted.

Second Reading of Ordinance 05-003

Next presented to the board was the second 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. A public hearing was held before tonight's meeting where the applicant made a presentation and citizens spoke both for and against this re-zone request. One of the comments made was that the Planning Commission did not hold a public hearing before recommending approval to the board. Alderman Benson stated that she concurred with the legal opinion of the City Attorney on the public hearing issue and that tonight's public hearing satisfied that issue. She also stated that the developer had presented a good plan and that it fit the criteria for the Urban overlay zone.

Mayor Jackson reminded the board that the S.R. 840 Interchange Study had indicated that this quadrant of the intersection with Highway 31 was most likely to be developed and recommended the re-zoning of this quadrant when an acceptable development plan was put forward.

Alderman Napier stated that he voted against this re-zone request on first reading. He liked a lot about the plan but questioned the timing and the lack of a land-use plan or road plan for the town.

After discussion, motion to adopt on second 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.

Second Reading of Ordinance 05-004

Next presented to the board was the second 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 Craig explained the provisions and also stated that the application form, rules and regulations for permit holders had been updated as well. 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 the ordinance. After discussion, motion to adopt on second reading was made by Alderman Napier, seconded by Alderman Benson, and the motion was unanimously adopted.

Second Reading of Ordinance 05-005

Next presented to the board was the second 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 the same as the first reading, 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. Mayor Jackson stated that she suggested amending the ordinance to reflect the following fee schedule:

	<u>Residential Impact Fee</u>	<u>Non-Residential Impact Fee</u>
Roads	.55 per sq. ft.	.65 per sq. ft.
Parks	.10	.05
Fire	.10	.05
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	.75 per sq. ft.	.75 per sq. ft.

After discussion, Alderman Benson made a motion to amend the ordinance to reflect the above fee schedule, Alderman Napier seconded the motion, and it was unanimously adopted. At this point the meeting was recessed at 8:10 p.m. so a public hearing on the ordinance could be heard.

The public hearing on Ordinance 05-005 was opened and Chief Todd Bowman with the Williamson County Rescue Squad spoke regarding the needs of the squad and the budgetary restraints they operate under and asked for help from the Town and hoped funds raised by the impact fee could assist the squad. The public hearing was closed at 8:20 p.m. and the Board of Mayor and Aldermen meeting was reconvened.

After discussion, motion to adopt Ordinance 05-005, as amended, on second reading was made by Alderman Napier, seconded by Alderman Benson, and the motion was unanimously adopted.

Second Reading of Ordinance 05-006

Next presented to the board was the second reading of Ordinance 05-006 that amends the Town budget for the 2004-2005 fiscal year. City Recorder Goetsch stated that no changes were made from first reading. 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. After discussion, motion to adopt on second reading was made by Alderman Napier, seconded by Alderman Benson, and the ordinance was unanimously adopted.

First Reading of Ordinance 05-007

Next presented to the board was the first reading of Ordinance 05-007 that repeals the current text of the zoning ordinance and replaces it with new text. City Attorney Craig stated that this zoning text change was recommended for approval by the Municipal Planning Commission at their February 23rd meeting. After discussion, motion to adopt on first reading was made by Alderman Benson, seconded by Alderman Napier, and the ordinance was unanimously adopted. Mayor Jackson made a motion to hold a special called meeting of the Board on March 29th at 7:00 p.m. at the Community Center to address the second reading of this ordinance. Alderman Benson seconded the motion and it was unanimously adopted.

First Reading of Ordinance 05-008

Next presented to the board was the first reading of Ordinance 05-008 that changes the zoning for property bordered by Highway 31 and Critz Lane from *Suburban Estate (SE)* to *Urban (U)*. The affected parcel was identified as Map 145, Parcel 003.00. City Attorney Craig stated that this re-zone request had been recommended for approval by the Municipal Planning Commission at their February 23rd meeting. Alderman Napier stated his concern about this re-zone was the same as he had stated on the previous re-zone requests. After discussion, motion to adopt on second 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 re-zone request on April 12, 2005 at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

First Reading of Ordinance 05-009

Next presented to the board was the first reading of Ordinance 05-009 that would grant a cable television franchise to Charter Communications. City Attorney Craig explained the ordinance and that it would implement a 5% franchise fee payable to the Town. Further work was needed to identify all cable television subscribers within the town limits. After discussion, motion to adopt on first reading was made by Alderman Napier, seconded by Alderman Benson, and the motion was unanimously adopted. Mayor Jackson made a motion to hold a public hearing on this ordinance on April 12, 2005 at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

Other New Business

City Attorney Craig stated he needed feedback on the wishes of the board in regards to how fireworks sales should be addressed in the Town's ordinances. City Administrator Langeliers suggested following existing regulations for the remainder of this year. City Recorder Goetsch said the town had not been able to prove any positive economic impact from allowing fireworks sales in the town.

Community Input - Next the floor was opened to citizens for community input and concerns, but no one came forward with comments.

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