

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**August 9, 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 9th day of August 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.

It was noted that the July meeting had been cancelled as there were no agenda items to be considered. The minutes of the June 14, 2005 meeting were previously submitted and were approved upon a motion by Alderman Benson and second by Alderman Napier.

**Announcements**

City Attorney Craig stated that the person responsible for some guardrail damage had turned this issue over to their insurance company for resolution and payment was expected soon.

**Report on Utilizing Wastewater Line on Highway 31**

City Administrator Langeliers stated that Mr. Anthony Pelham with James C. Hailey & Co. was present this evening with a report on using an abandoned H.B. & T.S. water line as a wastewater line along Highway 31 from the Thompson's Station Road East intersection to the Heritage Commons treatment plant. Mr. Pelham stated that they were finishing their analysis and testing of the line and had developed a cost estimate of \$106,000 to complete this project (also known as Phase I). He also said that an additional \$20,000 may have to be added to this estimate due to the discovery of some portions of the line that may need replacement that had been found earlier today. Mr. Pelham also presented a cost estimate for Phase II, which would provide wastewater treatment line to the "old Town" area of Thompson's Station, described as the area along Thompson's Station Road West from the Highway 31 intersection to the railroad crossing. While the exact route of the lines is unknown at this time, they developed a rough estimate of \$889,000 to complete Phase II. Mr. Pelham stated that Phase I would take over six months to complete. City Administrator Langeliers stated that the Public Works Advisory Committee was working on issues such as tap fees and user rates and he hoped that Phase I could be substantially paid for by new users accessing the line. Alderman Benson stated she was unsure of the design for Phase II. City Administrator Langeliers stated that this was only a rough concept plan for Phase II and that he just wanted to make sure Phase I could integrate smoothly with Phase II, should that phase become a reality. Alderman Napier stated that he wanted the contributions by the potential users to be identified before approving expenditures for Phase I. City Administrator Langeliers explained that the board could vote to submit plans to the state for approval and authorize the engineers to advertise bids for the project at this time and proceed with final project approval at a later date. Alderman Benson made a motion to submit Phase I plans to the state for approval and authorize the advertisement for bids for Phase I. Alderman Napier seconded the motion and it was unanimously adopted.

**Second Reading of Ordinance 05-012** - Next presented to the board was the first reading of Ordinance 05-012 that amends the Town wastewater ordinance. City Attorney Craig stated that this ordinance made some minor changes to the wastewater ordinance. City Administrator Langeliers stated that these changes have been reviewed in detail by the Public Works Advisory Committee and they recommended passage of this ordinance. A public hearing on this ordinance was advertised and held before tonight's meeting and no one came forward to speak for or against this ordinance. After discussion, Alderman Benson made a motion to adopt this ordinance on second reading. Alderman Napier seconded the motion and it was unanimously adopted.

**First Reading of Ordinance 05-014** – Next presented to the board was the first reading of Ordinance 05-014 that amends the town budget for 2004-2005. City Recorder Goetsch stated that this ordinance amended the budget by allocating an additional \$100,000 from the General Fund for road repairs, due to the additional cost to complete the resurfacing of Thompson's Station Road East. After discussion, Alderman Benson made a motion to adopt on first reading, Alderman Napier seconded the motion, and the ordinance passed unanimously. Mayor Jackson made a motion to hold a public hearing on this ordinance on September 13, 2005 at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it unanimously passed.

**First Reading of Ordinance 05-015** – Next presented to the board was the first reading of Ordinance 05-015 that amends Ordinance 04-001 for review fees and engineering charges, and repeals the permit fee schedule in Resolution 04-008. Staff recommended changes to the permit fees to provide the town with revenue sufficient to cover costs associated with plans review, engineering charges and the issuance and inspection of various permits issued by the town. City Attorney Craig explained that these fees were previously outlined in Ordinance 04-001 and Resolution 04-008, and have now been revised and combined into a single ordinance. City Administrator Langeliers stated these fees were compiled by staff and recommended their approval. After discussion, Alderman Napier made a motion to adopt on first reading. Alderman Benson seconded the motion and it passed unanimously. Alderman Benson made a motion to hold a public hearing on this ordinance on September 13, 2005 at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

**Consideration of Ordinance 05-002** – Next presented to the board was Resolution 05-002 which authorizes the Mayor to execute an agreement that reserves the capacity of the regional wastewater plant. City Administrator Langeliers stated that this agreement had been reviewed and approved by the Public Works Advisory Committee. Alderman Napier stated that he was wanted to get the total estimated cost of the facility before proceeding with this agreement. Mayor Jackson stated that since the entire cost was to be borne by the developers and then turned over to the Town, the cost estimate was not necessary before proceeding with this agreement. Mr. Jay Franks representing the Tollgate development stated that they hoped to have cost estimates to the Public Works Advisory Committee in the near future. After discussion, Alderman Benson made a motion to adopt Resolution 05-002. Mayor Jackson seconded the motion and it passed 2-1, with Alderman Napier voting against adoption.

**Other Business**

City Administrator Langeliers stated that some members of the Community Plan Advisory Committee had asked about placing a moratorium on development until a design standards ordinance could be adopted. The idea would be that this would allow time for further work on the recommendations by the committee on changes to the zoning ordinance. He also stated that this would require a detailed review of the zoning ordinance, subdivision regulations and design standards to determine that there are no conflicts between the documents. Alderman Napier asked about implementing a moratorium on all development. City Attorney Craig stated that he did not believe a moratorium could be crafted that could not be construed as a taking of property rights.

Mr. Tom Evans, a member of the Community Plan Advisory Committee, stated that the committee had not made a recommendation or reached a consensus on the moratorium issue. Ms. Millie Halvorson, also on the committee, stated that three or four individuals on the committee had expressed an interest in a moratorium. City Attorney Craig stated he would research whether there was any legal basis under which that could be undertaken.

**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 8:55 p.m.

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Cherry B. Jackson, Mayor

Attest: \_\_\_\_\_  
Douglas G. Goetsch, City Recorder