

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
December 13, 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 13th day of December 2005 at the Thompson's Station Community Center. Members and officials in attendance were: Sarah H. Benson, Alderman; Corey Napier, Alderman; Larry D. Craig, City Attorney; Greg Langeliers, City Administrator; and Douglas G. Goetsch, City Recorder. Absent: Cherry B. Jackson, Mayor. As Vice-Mayor, Alderman Benson called the meeting to order.

The minutes of the November 8, 2005 meeting were previously submitted and were approved upon a motion by Alderman Napier and second by Alderman Benson.

Administrator's Report

Mr. Langeliers gave his report for the month. He stated that the Municipal Planning Commission had approved a change to the Subdivision Regulations at their November meeting that requires subdivisions to install fiber optic cable to the curb of each residence in the subdivision. The Public Works Committee met on December 7th and voted on recommended sewer access fees and user rates that would be presented to the board in January. The Community Plan Committee held a public hearing on the proposed community plan that seemed to be well received. Committee members were able to talk directly with citizens and hear and address any questions or concerns. Professor Paul Speer of Vanderbilt University will compile survey results. Mr. Langeliers also stated that the liner to the second deep-cell lagoon in the Regional Treatment Plant is being installed now. Increased activity at Town Hall will soon require additional staff and the proposed budget revision adds funding for one administrative employee to be added, hopefully in February. Greatly increased revenue from issuance of building permits as well as increased sales tax revenue would fund the cost of an additional employee. Space is tight in Town Hall and need to be addressed in the near future. Alderman Napier asked about the buffer reduction at Tollgate Village approved by the Municipal Planning Commission. Mr. Langeliers replied that the buffer was reduced from 200 feet to 50 feet. It was felt that a 50-foot buffer along Highway 31 was adequate and was within the Town zoning ordinance and reminded the board that the 200 feet was a self-imposed limitation by the developer, not the Town. Alderman Napier also asked about the commitment of sewer capacity on the Regional Treatment Plant. Mr. Langeliers replied that the capacity is calculated based upon the equivalent dwelling unit (EDU) usage that is set by the state. The ultimate actual capacity would not be known for some time, but it was felt that much more actual capacity than the calculated amount will be available in the future.

Presentation by Recovery Data Systems – Mr. Ken Duncan with RDS made a presentation to the board on the possibility of his company administering the Town Business Tax that is being considered later on tonight's agenda. RDS is based in Georgia with offices in Nashville. The company works with county and municipal governments on a variety of administrative, collection and audit functions. Their proposal was for their company administer the Town Business Tax, to include the notification, processing and collection of the business tax forms and revenue. The cost to the Town would be \$7.95 per business license issued. City Recorder Goetsch noted that since each license had a minimum fee of \$15.00, the Town would have a net revenue of at least \$7.05 per license. Since the actual business tax is revenue based, larger businesses would generate much more revenue as well. Alderman Napier was concerned that the draft contract mentioned that additional fees would be due RDS if additional audit functions were used. Mr. Duncan gave assurances that the audit function was entirely optional by the Town and was only triggered by authorization by the Town. Alderman Napier asked for references and the board asked for a resolution to enter into the contract be considered at the January meeting.

Second Reading of Ordinance 05-018

Next presented to the board was the second reading of Ordinance 05-018 that would increase the impact assessment fee charged by the town on new construction. It was noted that a public hearing on this ordinance was held before tonight's meeting and no one came forward to speak for or against this issue.

The impact fee would be increased as follows:

	<u>Current Fee</u> <u>Per Sq. Ft.</u>	<u>New Fee</u> <u>Per Sq. Ft.</u>
Residential Construction:		
Roads	.55	.80
Public Safety	.10	.10
Parks	<u>.10</u>	<u>.10</u>
Total	.75	1.00
Non-Residential Construction:		
Roads	.65	.80
Public Safety	.05	.15
Parks	<u>.05</u>	<u>.05</u>
Total	.75	1.00

Alderman Napier made a motion to adopt on second reading. Alderman Benson seconded the motion and it was unanimously adopted.

Second Reading of Ordinance 05-019

Next presented to the board was the second reading of Ordinance 05-019 that would amend the town zoning ordinance regarding the number of members on the Board of Zoning Appeals. City Administrator Langeliers stated that both the Public Works Committee and the Community Plan Committee supported this change. It was noted that a public hearing on this ordinance was held before tonight's meeting and no one came forward to speak for or against this issue. After discussion, Alderman Napier made a motion to add two members to the BZA, one for a two-year term and one for a three-year term and make the appointments at the January meeting. Alderman Benson seconded the motion and it was unanimously adopted on second reading.

Second Reading of Ordinance 05-020

Next presented to the board was the second reading of Ordinance 05-020 that would establish a Business Tax for the town. . It was noted that a public hearing on this ordinance was held before tonight's meeting and no one came forward to speak for or against this issue. After discussion, motion to adopt this ordinance on second reading was made by Alderman Napier, seconded by Alderman Benson, and the ordinance was unanimously adopted.

First Reading of Ordinance 05-021

Next presented to the board was the first reading of Ordinance 05-021 that amends the Town budget for fiscal year 2005-2006. City Recorder Goetsch provided details of the amended budget. Revenue increases were reflecting increased sales tax revenue and permit fees. Expenditure increases reflected increased costs for the contract building official and a proposed additional staff employee for Town Hall. 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 January 10, 2006 at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it was unanimously adopted.

Other New Business

Mr. Neal Westerman with James C. Hailey and Co. stated that bids for the pump station to serve the potential sewer users at the intersection of Highway 31 and Thompson's Station Road had been received and reviewed by the Public Works Committee and they recommended awarding the contract to Putnam in the amount of \$54,000. After discussion, Alderman Benson made a motion to declare Putnam the apparent low-bidder and award the contract to them. Alderman Benson seconded the motion and it was unanimously adopted. Alderman Napier made a motion to authorize the Vice Mayor to sign the contract in the Mayor's absence. Alderman Benson seconded the motion and it was unanimously adopted.

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

Alderman Napier expressed concern over the noise generated by builders during weekends and the trash that blows from work sites onto nearby residences. City Attorney Craig stated that a stop-work order could be used to force contractors to keep lots clean. Noise ordinances are hard to enforce, but he would look into what other cities have tried to address this issue.

There being no further business to come before the board, the meeting was duly adjourned at 8:05 p.m.

Cherry B. Jackson, Mayor

Attest: _____
Douglas G. Goetsch, City Recorder