

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**June 13, 2006**

**Public Hearings**

Before the meeting was called to order, public hearings were held on the following ordinances that were advertised in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper.

Mayor Jackson opened the public hearing for Ordinance 06-003 to establish the budget and property tax rate for 2006 – 2007. There being no persons wishing to speak, the public hearing was closed.

Mayor Jackson opened the public hearing for Ordinance 06-004 to annex and zone to *Rural* the Morel property, located off Thompson's Station Road West. There being no persons wishing to speak, the public hearing was closed.

Mayor Jackson opened the public hearing for Ordinance 06-005 to annex and zone to *Suburban* the Downs property, located off Pratt Road. There being no persons wishing to speak, the public hearing was closed.

Mayor Jackson opened the public hearing for Ordinance 06-006 that annexes and zones to *Suburban* parcels included in the May 2006 annexation referendum. There being no persons wishing to speak, the public hearing was closed.

Mayor Jackson opened the public hearing for Ordinance 06-007 that annexes and zones to *Suburban Estate* parcels included in the May 2006 annexation referendum. There being no persons wishing to speak, the public hearing was closed.

**Call To Order**

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on the 13<sup>th</sup> day of June 2006, at the Thompson's Station Community Center. Members and staff in attendance were: Cherry Jackson, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Larry Craig, Town Attorney; Greg Langeliers, Town Administrator; Douglas Goetsch, Town Recorder; and Lisa Stewart, Town Clerk.

**Minutes**

The minutes of the May 9<sup>th</sup>, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

**Announcements**

There were no announcements at this time.

**Town Administrator's Report**

Town Administrator Langeliers reported the following:

**Planning Commission:**

The Thompson's Station Municipal Planning Commission did not meet last month. The agenda for the meeting on the 19<sup>th</sup> will be available Tuesday evening.

**Public Works Committee:**

The Public Works Committee met last Wednesday evening. The agenda included the review of the proposed sewer fee ordinance. The committee recommended the adoption of the ordinance as written. This ordinance is primarily geared to new development utilizing the Town's sewer system. It may need modification relative to connecting uses, presently on septic systems, to the Town's sewer system. The Committee also discussed the Town's needs as they relate to inspections and engineering. The Committee was in support of the proposed budget revisions providing revenue to address these issues.

**Plan Advisory Committee:**

The Plan Advisory Committee met on the 25<sup>th</sup> of last month to discuss issues raised at the last public input meeting. The Committee was in general agreement that the primary issues were allowed use intensities.

After some discussion, the Committee agreed in general on mechanisms to reduce intensities allowed by right and via discretionary bonuses. Staff modified the proposed regulations and, if necessary, further modifications can be made prior to adoption.

Board of Mayor and Aldermen:

Tonight's agenda primarily deals with items relating to the annexation and zoning of parcels being incorporated via the recent referendum and through annexation requests on both the east and west sides of Town; and with adopting next years budget.

Also on the agenda is a flood zone ordinance that addresses the criteria that FEMA requires of a municipality prior to allowing the Town into the federal flood insurance program. This ordinance can be adopted as is, even though modifications may be necessary to insure compatibility with those components of the proposed zoning ordinance that regulate floodplains and uses in floodplains.

**Old Business**

Town Attorney Craig reminded the Board of the membership option with the Regional Transit Authority and to appropriate the required funds should the Town choose to become a member.

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Mr. Langeliers stated that there are still two (2) appointments to the Board of Zoning Appeals that need to be filled.

The Board did not have nominees to be considered at this time.

**Grant Writing Presentation**

Evan Sanders, with Community Development Partners, LLC, made a presentation regarding grant writing, seeking funds from various grants, researching programs available to towns and cities; and providing the administrative services for same.

Mr. Sanders noted that he has been approached by the Tollgate development group, and would like the Town to consider a partnership with Tollgate for funding relating to walkways and trailways for their project.

Mr. Langeliers stated that greenways, walkways, etc., are a component in the Town's Comprehensive Plan, which is being drafted at this time. He noted that this will be considered when these items are evaluated and prioritized upon adoption of the Town's Comprehensive Plan.

**Presentations Regarding Proposed Spring Hill Hospital Facility**

Jerry Sharber referenced a resolution approved by the Williamson County Board of Commissioners opposing the proposal of a hospital in Spring Hill.

Dennis Miller, Chief Executive Officer with Williamson Medical Center, noted various reasons why a hospital facility is not needed in Spring Hill. He stated that it will diminish Williamson Medical Center's ability to expand and the quality of care being provided; and that it will also adversely affect Maury Regional Hospital. Mr. Miller asked that this Board consider the resolution and would appreciate the Town's support.

Larry Kloess, with TriStar Health System, spoke on behalf of those in favor of a hospital in Spring Hill. He said, based on approximately 300 people attending the meetings, that the Spring Hill community can support a hospital. Mr. Kloess stated that the resolution previously mentioned is unprecedented, and he suggests the Town remain neutral and allow the State agency to determine if there is a need for a hospital in Spring Hill.

**First Reading of Ordinance 06-008**

Ordinance 06-008 is to adopt the FEMA criteria to establish eligibility in the National Flood Insurance program. Mr. Langeliers explained this to be a standard ordinance to insure compliance and maintain our status with FEMA.

After discussion, Alderman Napier made a motion, seconded by Alderman Benson, to adopt on first reading. The motion passed unanimously.

Mayor Jackson made a motion to hold a public hearing on this ordinance on July 11<sup>th</sup>, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion, which passed unanimously.

**First Reading of Ordinance 06-009**

Ordinance 06-009 is to establish user rates for those persons utilizing the Town's wastewater treatment facilities. Mr. Langeliers stated that the Public Works Committee voted to recommend this ordinance to the Board for approval.

Alderman Napier made a motion to adopt this ordinance on first reading. Alderman Benson seconded the motion, which passed unanimously.

Mayor Jackson made a motion to hold a public hearing on this ordinance on July 11<sup>th</sup>, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion, which passed unanimously.

**Second Reading of Ordinance 06-003**

This ordinance is to adopt a budget and establish the property tax rate for the fiscal year 2006 – 2007. Mr. Goetsch noted that this was advertised as a public hearing in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item when the public hearing was held earlier. He reviewed the changes since the first reading and addressed questions from the Board.

Alderman Benson made a motion to amend the ordinance from the first reading to update it as submitted this date. Alderman Napier seconded the motion, which passed unanimously.

Alderman Benson made a motion, seconded by Alderman Napier, to adopt on second reading this ordinance as amended. The motion passed unanimously.

**Second Reading of Ordinance 06-004**

This ordinance to annex and zone as Rural (R) the Morel property off Thompson's Station Road West. Mayor Jackson noted that this was advertised as a public hearing in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item when the public hearing was held earlier.

Alderman Benson made a motion to adopt this ordinance on second reading. Alderman Napier seconded the motion, which passed unanimously.

**Second Reading of Ordinance 06-005**

This ordinance is to annex and zone as Suburban (S) the Downs property located off Pratt Road. Mayor Jackson noted that this was advertised as a public hearing in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item when the public hearing was held earlier.

Alderman Napier made a motion to adopt this ordinance on second reading. Alderman Benson seconded the motion, which passed unanimously.

**Second Reading of Ordinance 06-006**

This ordinance to annex and zone as Suburban (S) certain properties included in the annexation referendum. Mr. Langeliers noted that this was advertised as a public hearing in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item when the public hearing was held earlier.

Mr. Langeliers indicated some corrections that were made to various parcels per deed verbiage; and the following paragraph inserted at the request of the City of Franklin's attorney:

"The Town hereby declares that it did not by the said referendum, and does not hereby intend to, annex territory lying within the Urban Growth Boundary of the City of Franklin and that any apparent discrepancies as to the border of the Town and the border of the City of Franklin Urban Growth Boundary on the aforesaid parcels shall be resolved in favor of the City of Franklin."

Mayor Jackson made a motion to amend the ordinance per Staff's recommendations. Alderman Napier seconded the motion, which passed unanimously.

Mayor Jackson made a motion, seconded by Alderman Benson, to adopt on second reading this ordinance as amended. The motion passed by unanimous vote.

#### **Second Reading of Ordinance 06-007**

This ordinance is to annex and zone as Suburban Estate (SE) certain properties included in the annexation referendum. Mayor Jackson noted that this was advertised as a public hearing in the May 28<sup>th</sup>, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item when the public hearing was held earlier. She also pointed out the same language inserted in the previous ordinance per the City of Franklin's attorney.

Alderman Benson made a motion to amend the ordinance per Staff's recommendations. Alderman Napier seconded the motion, which passed unanimously.

Mayor Jackson made a motion, seconded by Alderman Benson, to adopt on second reading this ordinance as amended. The motion passed by unanimous vote.

#### **Consideration of Resolution 06-004**

Resolution 06-004 is to adopt the Three Star Program's updated five-year strategic economic development plan. Mr. Langeliers added that the Three Star Program can assist the Town with various grants and benefits.

After discussion, Alderman Napier made a motion to approve Resolution 06-004. Alderman Benson seconded the motion, which passed unanimously.

#### **Discussion of Rental of Old Town Hall**

Mr. Langeliers informed the Board that Sheaffer International's rent option is expiring where they presently are, and they will need office space at the end of this month. It has been proposed that they be allowed to rent the Old Town Hall until such time that it is needed by the Town. Mr. Langeliers suggested this be considered short term (6 months to 1 year) and that the rental fee be traded in lieu of the monthly management costs due to Sheaffer of \$1,000 per month.

After further discussion, Alderman Benson made a motion to rent the Old Town Hall, located at 1551 Thompson's Station Road West, to Sheaffer International for a period of one (1) year; and that the rental agreement can be terminated by either party with a 90 day written notice. Alderman Napier seconded the motion, which passed unanimously.

#### **Discussion of Critz Lane Improvements / Extension.**

Mr. Langeliers reviewed the report, noting that he thinks that the Town can commit to working diligently on the project but that the Town can not commit to construction timing issues when so many items may depend on input from other entities.

Town Attorney Craig asked if the abandonment issue was discussed, and Mr. Langeliers pointed out that these two (2) property owners are not affected by the roadway abandonment so it was not addressed with them.

Mr. Langeliers stated that the property owners will need to be contacted again to determine their thoughts regarding right-of-ways, abandonments, etc., and review the Town's assessment with them. At that point, the Town could proceed with a preliminary design.

**Other New Business**

Mayor Jackson noted that the guardrail at Buckner Road was hit again, and she has the police report. It is scheduled for repair in approximately three (3) weeks.

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Alderman Napier expressed concern over trees being removed along Pantall Road, and requested this be considered in the preservation of the Town's character.

Mr. Langeliers stated that it is planned to create an inventory of all roads, driveways, etc., to assess and prioritize the needs, cultural and sensitive issues, characteristics, etc., for better maintenance and up-keep; and also to plan and budget for the future.

**Community Input and Concerns**

There were none at this time.

There being no further business, the meeting was adjourned at approximately 8:40 p.m.

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Cherry B. Jackson, Mayor

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

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