

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
July 11, 2006

Public Hearings

Before the meeting was called to order, public hearings were held on the following ordinances that were advertised in the June 26th, 2006 edition of the *Williamson AM* newspaper:

Vice-Mayor Benson opened the public hearing for Ordinance 06-008 to adopt the FEMA criteria to establish eligibility in the National Flood Insurance program. There being no persons wishing to speak, the public hearing was closed.

Vice-Mayor Benson opened the public hearing for Ordinance 06-009 to establish user rates for those persons utilizing the Town's wastewater treatment facilities.

James Carbine, of Carbine & Associates, stated that he was in agreement and supportive of the sewer user rates, with the exception of the minimum monthly rates for those submitted through preliminary plat that are vacant, un-built lots. He thinks this is quite a substantial fee while property is under construction, and could be vacant from six to eight months.

Town Administrator Langeliers stated the fee referenced is not typical; however, after preliminary plat is approved, the project is vested and the Town must take some action to insure treatment availability for the project. Consideration could be given to a reduction in this fee, but revenues will be needed should there be a need to increase or add to the treatment facility.

Alderman Napier suggested this be considered by the Public Works Committee.

There being no others 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 approximately 7:10 p.m. on the 11th day of July 2006, at the Thompson's Station Community Center. Members and staff in attendance were: Sarah Benson, Vice-Mayor / Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Douglas Goetsch, Town Recorder; and Lisa Stewart, Town Clerk. Mayor Cherry Jackson and Larry Craig, Town Attorney, were unable to attend.

Minutes

The minutes of the June 13th, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Napier and second by Vice-Mayor Benson.

Town Administrator's Report

Mr. Langeliers reported the following:

Planning Commission:

The next Planning Commission meeting is next Monday, July 17th, 2006. At last month's Planning Commission, they recommended the adoption of the new zoning ordinance and a new accompanying zone district map by the Board of Mayor and Aldermen. They also recommended adoption by resolution of the proposed comprehensive plan and design guidelines. They approved a preliminary site plan for a commercial retail use in Heritage Commons, and a final plat for the first 14 lots in Bridgemore Village.

Mr. Langeliers noted that the resolution relating to the Design Review Standards was drawn up without prior review of the Town Attorney, and suggested a deferral be considered until Mr. Craig has reviewed same.

Public Works Committee:

The Public Works Committee did not meet last Wednesday evening; and the next scheduled meeting is Wednesday, August 2nd, 2006.

Mr. Langeliers updated the Board on the Wastewater Treatment Facility – testing blowers on Monday of next week; and then will be ready for TDEC to test the effluent. He noted that the facility at Heritage Commons is down to the final items on the punch list, and they are addressing the signage requirements.

Plan Advisory Committee:

The Plan Advisory Committee met on the 22nd of last month to review the latest modifications to the proposed zoning ordinance and accompanying zone district map. The Committee was supportive of proceeding with the ordinance as most recently revised with the understanding that additional minor amendments and/or modifications will likely be necessary through the adoption process and subsequent to the adoption process. Staff is presently looking at holding our last public input meeting on the ordinance revisions on the 27th of July.

Announcements

Mr. Langeliers informed the Board of a presentation by Randall Arendt in Kingston Springs on July 19th and details will be e-mailed to those interested.

Mr. Langeliers stated that he has received three (3) resumes for the Engineer position that meet the criteria; and will be scheduling interviews with them.

Old Business

There was none at this time.

Proposal for Use of Community Center by The MOMS Club in Thompson's Station

Tammy Womack, representing The MOMS Club of Thompson's Station, distributed paperwork to the Board and made a request for use of the Community Center once a month. They would like a reduction or waiver of the rental fee and suggested ways they could assist the Town for compensation.

Appointments to Board of Zoning Appeals

Alderman Napier made a motion to nominate Mary Khim and George Ross to the Board of Zoning Appeals. Vice-Chair Benson seconded the motion, which passed unanimously.

First Reading of Ordinance 06-010

Ordinance 06-010 is to adopt the new Zoning Ordinance and new accompanying zone district map, repealing the previous ordinance.

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

Vice-Mayor Benson made a motion to hold a public hearing on this ordinance on August 8th, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion, which passed unanimously.

Review of Resolution 06-005

Resolution 06-005 is to adopt the Design Review Guidelines. Mr. Langeliers explained that this resolution has not been reviewed by the Town Attorney, so he would recommend a deferral on this item.

Alderman Napier made a motion to defer this resolution until the August meeting. Vice-Mayor Benson seconded the motion, which passed unanimously.

Review of Resolution 06-006

Resolution 06-006 is to adopt the Comprehensive Plan.

Alderman Napier made a motion, seconded by Vice-Mayor Benson, to approve Resolution 06-006 to adopt the Comprehensive Plan. The motion passed by unanimous vote.

Second Reading of Ordinance 06-008

This ordinance is to adopt the FEMA criteria to establish eligibility in the National Flood Insurance program. Mr. Langeliers indicated another "WHEREAS" to be inserted per the Town Attorney, to read "WHEREAS, the words and terms defined herein apply only to Ordinance 06-008 as it relates to maintaining the Town's status and eligibility in the National Flood Insurance Program". It was noted that this was advertised as a public hearing in the June 26th, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against the item when the public hearing was held earlier.

Alderman Napier made a motion to adopt on second reading this ordinance with the addition of the above noted "WHEREAS". Vice-Mayor Benson seconded the motion, which passed unanimously.

Second Reading of Ordinance 06-009

This ordinance is to establish user rates for those persons utilizing the Town's wastewater treatment facilities. Vice-Mayor Benson noted that this was advertised as a public hearing in the June 26th, 2006 edition of the *Williamson AM* newspaper; and referenced the input from the public hearing held earlier.

Mr. Langeliers stated that a reduction, rather than removal, of the rates for preliminary plat vacant, un-built lots could be considered.

Alderman Napier asked if this should be sent back to the Public Works Committee for their consideration. Mr. Langeliers said that this could be deferred until reviewed by the Public Works Committee.

Alderman Napier made a motion, seconded by Vice-Mayor Benson, to defer this item until reviewed and a recommendation is received from the Public Works Committee. The motion passed by unanimous vote.

Discussion Regarding Establishment of a Finance Committee

Alderman Napier stated that there has been discussion regarding the consideration of a Finance Committee; and as the Town grows, the budget and capital expenditures will increase, not only in size but in complexity. He thinks it appropriate to form and codify a Finance Committee to be comprised of individuals in the community familiar with audit functions, RFP functions, and budgetary / expenditure analysis. The committee could have five (5) members consisting of a member of this Board, a Staff member, and three (3) citizens that are willing to serve at approximately four (4) meetings a year, with formal voting to make recommendations on the budget to this Board.

Mr. Goetsch suggested the consideration of staggered terms for the committee members, and that the citizens should represent different areas of the Town.

Mr. Langeliers noted that the Town Attorney should advise the Board on how to proceed to establish the Finance Committee; and Mr. Goetsch added that the Town Attorney will also need to verify the voting abilities if this is considered an advisory committee or just how that will be addressed in relation to the Town Charter.

Vice-Mayor Benson made a motion for the Town Attorney to proceed with a resolution to establish a Finance Committee. Alderman Napier seconded the motion, which passed unanimously.

Other New Business

Alderman Napier addressed some concerns over signage issues, such as appropriate signage relative to safety (i.e.: blind drives), how speed limits are determined, and consistency aesthetically as the Town continues to grow. Mr. Langeliers stated that this Board has the authority to set speed limits on the Town roads. As far as the design of signs, if it's in a subdivision, the developer has the option of choosing the design and they are maintained through that particular Home Owners Association. All others signs, at this time, are the standard signs being provided by the Williamson County Highway Department. Mr. Langeliers noted that there are several sources that can be checked with for various sign options, and will also get suggestions from the Public Works Committee.

Mr. Goetsch pointed out the consideration of signs unique to the community to be used as "gateway" signs as you enter the Town limits.

Community Input and Concerns

There were none at this time.

There being no further business, the meeting was adjourned at approximately 7:50 p.m.

Sarah Benson, Vice-Mayor

Attest: _____
Douglas G. Goetsch, City Recorder

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