

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
August 8, 2006

Public Hearing

Before the meeting was called to order, a public hearing was held on the following ordinance that was advertised in the July 24th, 2006 edition of the *Williamson AM* newspaper:

Vice-Mayor Benson opened the public hearing for Ordinance 06-010 which adopts the new Zoning Ordinance and Zone District Map, repealing the previous ordinance.

There being no one 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 7:05 p.m. on the 8th day of August, 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; Doug Goetsch, Town Recorder; Lisa Stewart, Town Clerk; and Larry Craig, Town Attorney. Mayor Cherry Jackson was unable to attend.

Minutes

The minutes of the July 11th, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Napier and second by Vice-Mayor Benson.

Announcements

Mr. Langeliers reminded the Board of the approved position for a Town Engineer, and that interviews were conducted, and an offer made. He introduced Shane McNeill as the new Town Engineer, who began working for the Town this week.

Town Administrator's Report

Mr. Langeliers reported the following:

Planning Commission: 07/17/06 (Next Meeting: 08/21/06)

The Planning Commission took action to approve the following:

1. Preliminary plat for phase three of the Fields of Canterbury;
2. Final plat for a large lot easement subdivision off Evergreen Road that created four lots of 15 plus acres and one of 5 plus acres;
3. Final plat revisions to lots 12, 13, & 14 of Country Haven Estates; and
4. Heard concept proposals for Wal-Mart and a Medical Campus near the Columbia Highway and S. R. 840 interchange.

Public Works Committee: 08/02/06 (Next Meeting: 09/06/06)

The Public Works Committee met last Wednesday evening and went over a couple of items that may warrant questions, comments, or discussion from BOMA.

First is a request that action be taken to reduce the sewer tap/access/storage fee for the contemplated Wal-Mart at the southwest quadrant of the S. R. 840 and Columbia Highway interchange. The committee was not enthusiastic regarding this concept.

The second was discussion on street signs and whether or not the Town should have consistent required street identification signage or at least a street sign characteristic that is common to all street identification signs. It appeared that the consensus was to look at adopting a common Town logo that would be included in or attached to all street identification signs.

Plan Advisory Committee: 07/27/06 (Next Meeting: To be Scheduled)

The Plan Advisory Committee met on the 27th of last month to review the latest modifications to the proposed zoning ordinance and accompanying zone district map. This meeting was followed by the

third public input meeting. The public input meeting was held to go over modifications in the proposed ordinance that were identified as being necessary based on input from the previously held public input meeting.

That input identified two areas of concern that we believe have been addressed via the most recent modifications to the zoning ordinance text. One of the items of concern was the allowed use densities/intensities. Those have been adjusted downward and appeared to be acceptable based on public input. The other item related to the fact that the ordinance encourages cluster developments with common open space as opposed to larger lot developments where the open space is within the lot. Staff presented additional examples that compared and contrasted the two options and through the discussion process with the public, it appeared that the text as written, would not require modification regarding that issue.

Mr. Langeliers stated that he is appreciative of all the help and input that this Advisory Committee has provided throughout the completion of this process; and this Committee will meet occasionally as needed from this point forward. They could be called upon to look at the new Design Review Guidelines to offer suggestions.

Old Business

Mr. Langeliers referenced the action taken by the Board at the last meeting regarding the establishment of a Finance Committee, noting that he had talked briefly with the Town Attorney about this item.

Mr. Craig commented on the request from Wal-Mart to reduce the sewer fees, noting that it would require a change in the entire fee schedule; and in his opinion, that would not be not be feasible for one project. Mr. Langeliers agreed with counsel.

Mr. Craig responded to the request for an Advisory Finance Committee, noting that under a Mayoral Aldermanic Charter any committee formed would be adhoc in nature with advisory capacity that would not be binding.

Mr. Craig informed the Board of a payment tendered in the amount of \$ 2,242.47 that represents a property damage claim for guardrail damage that occurred at Thompson's Station Road East and Buckner Road.

Vice-Mayor Benson asked for clarification on the requested Finance Committee in that they would be an advisory committee. Mr. Craig stated that the appropriations, budgeting, and compliance falls with the Board of Mayor and Aldermen, and with the office of the Town Recorder for administration. Vice-Mayor Benson noted that would not preclude this body from having a Finance Committee that would make recommendations, similar to the Public Works Committee. Mr. Craig agreed that it would not be precluded, but that responsibilities of appropriations and expenditures can not be delegated away from this Board.

Mr. Craig stated that he will have the lease for the rental of the old Town Hall (the old post office) to Sheaffer International in written form to be considered for approval at the next meeting.

Alderman Napier asked if an action should be taken tonight on the request from Wal-Mart to reduce their sewer fees. Mr. Langeliers noted that the sewer rates are based on calculations and guidelines referenced in TDEC regulations. Mr. Craig stated that if no action is taken now, it could be brought back at another Board meeting. Vice-Mayor Benson commented that the rate is established and others have paid based on same. Mr. Langeliers referenced the Thompson's Station Baptist Church

and their claim of not much water usage; however, paid fees based on the current sewer rate schedule. After further discussion, it was decided to address this issue with the second reading of Ordinance 06-009 later this evening.

Change of Appointment to Board of Zoning Appeals

Mr. Langeliers explained that appointments were made to the Board of Zoning Appeals from this Board; however, due to a conflict, Mary Khim has asked to be replaced with Millie Halverson. He noted that this was discussed with Mayor Jackson and she supports this change.

Alderman Napier made a motion to replace Mary Khim with Millie Halverson on the Board of Zoning Appeals. Vice-Mayor Benson seconded the motion, which passed unanimously.

Requests for Proposals Regarding Walkways / Greenways

Mr. Langeliers explained the request to mail out RFP's for the Transportation Enhancement Grant. It was agreed that this Board will give the authority to proceed with the requests.

Consideration of Resolution 06-005

Resolution 06-005 is to adopt the Design Review Guidelines. Mr. Langeliers explained that this resolution was deferred at last month's meeting to allow the Town Attorney an opportunity to review it. Mr. Craig noted that this is a stand-alone resolution and will not be part of the Town's Zoning Ordinance. After further discussion, Alderman Napier made a motion, seconded by Vice-Mayor Benson, to approve Resolution 06-005. The motion passed by unanimous vote.

Second Reading of Ordinance 06-009

Ordinance 06-009 establishes user rates for those persons utilizing the Town's wastewater treatment facilities. Mr. Langeliers reminded the Board of the input at last month's Public Hearing on this item relating to the fee at the preliminary plat stage; and the Board's deferral to be reviewed by the Public Works Committee. He stated that the Public Works Committee agreed that the fee should not change, indicating that the preliminary plat stage is a vesting time; and is when the Town should be able to ensure the allocation of the required services.

Discussion followed relating to the billing cycle and how it will be handled through H. B. & T. S. Utility District.

Mr. Langeliers asked counsel if a reference should be inserted in the ordinance relating to TDOT's sewer regulations as a basis for defining / calculating water usage. After discussion, it was decided to recess briefly at the end of this meeting to determine the wordage to be included.

Second Reading of Ordinance 06-010

This ordinance is to adopt the new Zoning Ordinance and Zone District Map, repealing the previous ordinance. Vice-Mayor Benson noted that this was advertised as a public hearing in the July 24th, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item at the public hearing held earlier.

Mr. Langeliers noted a few minor changes made after the first reading; and pointed out that this document will have components that will be refined and changed as needed to meet the Town's demands.

Alderman Napier made a motion to adopt Ordinance 06-010. Vice-Mayor Benson seconded the motion, which passed unanimously.

Other New Business

Mr. Langeliers informed the Board of several requests for a continued use (daily and weekly) of the Community Center with a reduction or waiving of the rental fee. It was pointed out that in the last few months, three (3) refunds were not returned due to lack of cleaning after using the Center; and

that beer containers were found on the premises. The Town had to pay someone to clean after these rentals, and he noted that the 'private party' rental may not be worth it to the Town at this point. Mr. Goetsch, the Town Recorder, confirmed the three (3) deposits not being refunded in the last couple of months because the facility was not left suitable for the next scheduled use. He reminded this body of the primary purpose when the building was purchased, was for Town meetings (ie: board meetings, planning commission, etc.), and occasional Town-related events. Mr. Goetsch agreed that the income is not the issue it was at one time, compared to the wear, maintenance, and upkeep on the building. Mr. Langeliers also pointed out another issue to consider is how the various uses are affecting the septic system. He noted that if all the uses were cataloged and given to the Williamson County Department of Sewage Disposal, they would probably indicate that the septic system is not designed or capable, depending on the amount of field lines, to handle the water usage generated by the quantity and / or types of events occurring at the center. Mr. Langeliers suggested this be considered by the Public Works Committee.

Vice-Mayor Benson agreed that it should be put on the Public Works Committee agenda, and a recommendation be made to this board for further discussion and consideration if there should be a change in the policy.

Alderman Napier suggested the rental fees for the park pavilions be reviewed by the Public Works Committee and this board also; noting it may be time to update those as well.

Community Input and Concerns

Tammy Womack, of the MOMS Club of Thompson's Station, stated that they discussed use of the Community Center at their business meeting and decided that, based on a reasonable negotiated price, they could pay 3 to 6 months in advance; and are willing to provide budgetary and financial information to support same. She added that she could make this available for the Public Works meeting referenced earlier if so needed.

Mr. Langeliers wanted to point out that the re-consideration of the use of the Community Center was not based solely on her request, noting that others have requested regular continued use of the facility (ie: churches, yoga classes, etc.); therefore, a priority needs to be determined for the use of the building.

After a brief recess, Vice-Mayor Benson called the meeting back in session.

Second Reading of Ordinance 06-009

Mr. Craig indicated that the ordinance should be amended to reference the source utilized in calculating EDU equivalent, and suggested it be inserted in number three (3) in the ordinance.

Mr. Langeliers also pointed out a typographical error that was discussed at the last Public Works Committee, but was not corrected. The amounts for the Non-residential fees should be the same as the Residential fees, but change "Per Lot" under Non-residential to "Per Use".

Alderman Napier made a motion, seconded by Vice-Mayor Benson, to amend the ordinance as discussed; which passed unanimously.

Alderman Napier made a motion to approve and adopt on second reading Ordinance 06-009 as amended. Vice-Mayor Benson seconded the motion, which passed by unanimous vote.

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Sarah Benson, Vice-Mayor

Attest: _____
Douglas G. Goetsch, Town Recorder

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