

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
September 12, 2006

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 12th day of September, 2006, at the Thompson's Station Community Center. Members and staff in attendance were: Cherry Jackson, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Larry Craig, Town Attorney; and Lisa Stewart, Town Clerk. Doug Goetsch, Town Recorder was unable to attend.

Minutes

The minutes of the August 8th, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements

Mr. Langeliers informed the Board that Mr. Goetsch is in Texas to attend an event where the Tollgate Village development team and Crystal Clear Technology are receiving an award for their innovative approach to installation of fiber optics in the Tollgate Village subdivision.

Town Administrator's Report

Mr. Langeliers reported the following:

This agenda is relatively uncomplicated with the possible exception of item number 9. All of the other agenda items have been previously reviewed, in some form or fashion, by this body. It appears that the bottom line on items 6 & 7 is that the group that made the previous presentation to this body (Community Development Partners) is the only one of the three RFP's that doesn't require payment up front. They will make grant application for / with the Town at no cost to the Town provided that they administer any grant that may be obtained. This fact, and the fact that this process originated via input from Community Development Partners through the Tollgate Village team, may give them the edge relative to our selection process.

Meetings:

Planning Commission on 08/21/06 (Next Meeting: 09/18/06)

At their last meeting, the Planning Commission reviewed and took action on several bonds; in addition to recommending a plan of services and a zone designation of High Intensity for the Reifschneider / Buswell parcels located on Lewisburg Pike and Thompson's Station Road East, given annexation. They also recommended a Planned Commercial zone designation for the Bryant / Wal-Mart property located at 4521 Columbia Pike based on the plan reviewed by the Planning Commission. Additional final plat sections were approved for Tollgate Village, Fields of Canterbury, and Bridgemore Village; and the Heritage Commons final plat was revised.

Public Works Committee on 09/06/06 (Next Meeting: 10/04/06)

The Public Works Committee discussed the rental of the Community Center as directed by this body and Staff is in the process of doing additional research prior to the committee making a final recommendation. In the interim, the committee recommended that we suspend rentals for private parties until a final recommendation is made. The committee also appeared to favor moving forward with work on the cul-de-sac in Pecan Hills per the plat requirement. A bid has been submitted to do that work. (Copies are attached of the Brenda Street correspondence.)

Mr. Langeliers informed the Board that he met with the property owner at the Pecan Hills pond and the bidder that will be cleaning out the pond. He explained how the pond will be cleaned out, noting that the property owner wants to add aerators. Mr. Langeliers stated that the Town is ready to prepare an agreement to be presented to the property owner and begin the process.

Alderman Napier asked who is responsible for the pond, and Mr. Langeliers stated that there is a specific note on the plat that states that the maintenance of the pond / detention facility is the

responsibility of the homeowner; and the agreement from the Town will reiterate that. There seems to apparently have been damage to the standpipe and it is not functioning well; therefore running over onto an adjacent property owner rather than the designated drainage easement. The Town would not be required to assist, if it were not for the adjacent property owner being affected; and a funding source has been identified that can help with some of the project.

Mr. Langeliers also noted that the bidder, Mr. Nalls, will be accepting the removed materials from the pond onto his farm in the Bethesda area. He wanted to emphasis to the homeowners in the area of Pecan Hills that, during this process, it will not look or smell good.

Mayor Jackson added that the agreement should state that all trucks, equipment, etc., are to be on the pond property only, any damages are not the responsibility of the Town, and the Town will provide the funds allocated to this project for Mr. Nalls work. Any additional work required by the property owner is between him and the person he has contracted. She also pointed out that this should be started as soon as possible before the weather turns.

After further discussion, Alderman Benson made a motion to authorize the Town Attorney to draw up an agreement between the Town and the property owners (Carl and Angie Jones) to accept the bid and allocate funds not to exceed the bid and / or available bond money. Alderman Napier seconded the motion, which passed by unanimous vote.

Mayor Jackson asked if this Board wanted to address the issues of rental of the Community Center. Alderman Benson noted that based on the discussion at the Public Works Committee meeting, more information is being gathered to be brought back to that Committee.

Alderman Benson made a motion that the Town Administrator continue acquiring information to report back to this Board at the next meeting; and suspend rental of the Community Center for private parties / new rentals until a decision it made. This would exclude anyone that has already paid and is scheduled to use the center, as well as any business function (ie: Red Cross, Town Pancake Breakfast, etc.).

Mayor Jackson pointed out that a great deal of the supplies inventoried after last year's Pancake Breakfast are almost depleted from renters using them.

Alderman Napier seconded the motion, which passed unanimously.

Old Business

Mayor Jackson stated that Mr. Craig has an update on the lease of the Old Town Hall. Mr. Craig stated that the terms of the agreement are agreed to in principle; but he's waiting for an answer from the auditor on how the Town should be paid. A finalized draft will be ready for the next meeting.

Mr. Craig referenced the draft of the deed for the Heritage Commons property / treatment facility, stating that it was suggested that the Town assume title to the lot with the treatment facility and the adjacent lot. However, because the second pump station is not installed and is still under bond, it was suggested that the Town wait until the entire system / structure can be released.

Mr. Langeliers noted that at the August Planning Commission meeting, the revised plat of Heritage Commons was approved and to be re-recorded to designate all the roadways to become public Thompson's Station roadways. He said he would ensure that the plat does not reference a note relating to dedication of the collection system.

Mr. Langeliers wanted to update the Board on the Critz Lane issue, distributing a letter he received today. He reminded the Board of the standing offers of dedication from two (2) property owners, the Owens and the Crowells, to hopefully obtain the right-of-way necessary to re-align Critz Lane. Mr.

Langeliers met with TDOT, the Town's consultant, and the Town Engineer on site and TDOT had issues with the sight distance to the south. Based on the calculations, Staff thinks the sight distance is there, meeting the minimum AASHTO standards; however, TDOT was not comfortable with it, and would like to see the road cut down some to increase the sight distance, which will also add more cost to the project. TDOT would also like the left turn lane extended from where it currently exists to Critz Lane, obtaining the right-of-way necessary to install the left turn lane, which may require movement of water lines and / or electric lines. Collectively, these items increase the complexity and cost of bringing the road that way; and TDOT noted that it would probably be approximately five (5) years before the State would consider expanding the road bed and putting monies toward it. Mr. Langeliers noted that the Town could wait to accomplish the re-alignment with some financial assistance from TDOT, or consider the offer proposed on the letter distributed earlier to go through the Hill property; which would simplify the project substantially. The previous offer from the Hood-Ferrari development, proposing the use of the Hill property, would reduce the amount of the turn lane by approximately 450 feet that the Town would have to install and all of the right-of-way would come off of the Hill property. He pointed out that a negative side to this option could be that the intersection would not be as far south as it could be to provide maximum service; however, Mr. Langeliers stated that there is not a great deal of difference.

Mr. Langeliers distributed a diagram of the options (shown in different colors) to be considered for the re-alignment. He noted that both developers from Bridgemore Village and The Fields of Canterbury have agreed to work with the Town to get the construction completed as soon as possible.

Mr. Langeliers also pointed out that the option through the Hill property was discussed with TDOT and they are agreeable with this option and the sight distance at this location.

Mayor Jackson expressed concern that the Town can not wait five (5) years for TDOT's assistance, especially with the two (2) developments progressing on this road. She said that the conditions noted on Ms. Hill's letter seem to be reasonable.

Mr. Craig suggested this proposal be considered by the Planning Commission because of the discretionary factor, to be followed with a site plan referencing the option and conditions, and then returned to this body in the form of a resolution.

After further discussion, Mayor Jackson recommended this item be referred to the Planning Commission, and their recommendation be submitted to this Board in the form of a resolution.

Consideration of Resolution 06-008

Resolution 06-008 is to select a firm to provide assistance in the preparation and administration of the Town's 2007 Transportation Enhancement Program (TEP) grant application. Mayor Jackson referenced the three (3) Requests For Proposals that were included in the packets, noting that Staff has indicated Community Development Partners, LLC, is the only submittal that does not require advance payment.

After discussion, Alderman Benson made a motion to approve Resolution 06-008 recommending Community Development Partners, LLC, as the firm selected to assist and represent the Town in the TEP grant application. Alderman Napier seconded the motion, which passed by unanimous vote.

Consideration of Resolution 06-009

Resolution 06-009 is to authorize the Mayor to appropriate the 2007 Transportation Enhancement Program (TEP) funds.

Alderman Napier made a motion, seconded by Alderman Benson, to approve Resolution 06-009; which passed unanimously.

First Reading of Ordinance 06-013

This ordinance is a request to re-zone to Planned Commercial Development the Bryant / Wal-Mart property located at 4521 Columbia Pike. Mr. Langeliers stated that this was recommended for approval by the Planning Commission at their August meeting. He noted that Wal-Mart is more than amiable to make changes and further revise any architectural aspects of the component at the request of the Planning Commission, as well as this Board.

Alderman Napier asked if this re-zoning is approved and Wal-Mart should decide not to build there, would the Planned Commercial Development zoning remain. Mr. Langeliers stated that the new zoning overlay would stay in place; however, the Planning Commission would have the authority to require consideration of another zoning change if there is a substantial change in the next proposed use.

Alderman Napier made a motion to adopt Ordinance 06-013. Alderman Benson seconded the motion, which passed by unanimous vote.

Mayor Jackson made a motion to hold a public hearing on this ordinance on October 10, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion and it passed unanimously.

First Reading of Ordinances 06-011 and 06-012

Ordinances 06-011 and 06-012 are to request annexation and re-zoning of the Buswell and Reifschneider properties located between I-65 and Lewisburg Highway, pursuant to the Town's approval of a Plan of Services.

Alderman Napier asked if the annexation requests have to be reviewed along with the requests to re-zone. Mr. Langeliers replied that they do not and can be reviewed as separate items. He noted that this was how the documents were formatted when submitted to the Town, and was how they were presented to the Planning Commission. Mr. Langeliers pointed out that the default zone for these parcels would be Low Intensity had the applicant not requested re-zoning. He also reminded this Board that the Planning Commission does not make a recommendation regarding the annexation request; they consider and / or recommend the zoning and Plan of Services requests.

After further discussion, the applicants representative, Kristi Earwood, addressed the Board. She stated that they are before the Board tonight as the first step to request annexation and re-zoning; and explain their ideas for the proposed project. Mrs. Earwood stated that they would like to return to the Board with a plan that has been reviewed by the community for their input as well.

Jay Franks, another representative, explained to the Board what they are considering a 'dynamic life-stage community'. He noted that this is proposed to be a community that will be considered High Intensity, but will be a low impact development in relation to the Town. This will be a resort-type development with seniors that will have little, if no, impact on the roads, schools, etc. Literature was distributed showing other similar communities around the country; and renderings of this development.

Mrs. Earwood reiterated their request to be annexed to become a part of the Town with the High Intensity zoning; and also asked that this Board vary from the usual procedure of conducting a public hearing, along with a second reading, at the next scheduled Board meeting. She requested that they be given an additional month in order to submit a more detailed plan to the Planning Commission at their October meeting. They would like to take a concept of the development to the residents to address their concerns and incorporate input from the community, as well as this Board and the Planning Commission.

Alderman Napier noted that this annexation request does fall within the Town's Urban Growth Boundary and could move ahead on that request; however, he expressed concern about the lack of communication with anyone in that area and how familiar they are with Thompson's Station. He thinks that asking for the sequence of events to be altered for consideration of a High Intensity use is

premature. Alderman Napier suggested delaying this item and / or table this for another meeting to allow time to hear from the people in the Town, as well as those in that particular Urban Growth area.

Mayor Jackson pointed out that any and all persons would have an opportunity to be heard at the public hearing that would be advertised for the second reading.

After further discussion, Mayor Jackson made a motion to approve on first reading Ordinance 06-011 for annexation and re-zoning of the Reifschneider parcels. Alderman Benson seconded the motion, which passed 2 – 1, with Alderman Napier voting no.

Mayor Jackson made a motion, seconded by Alderman Benson, to approve on first reading Ordinance 06-012 for annexation and re-zoning of the Buswell property. The motion passed 2 – 1, with Alderman Napier voting no.

Mayor Jackson made a motion to accept and approve Resolution 06-007 for the Plan of Services for Ordinances 06-011 and 06-012. Alderman Benson seconded the motion, which passed 2 – 1, with Alderman Napier voting no.

Mayor Jackson made a motion to defer the public hearing and second reading of Ordinances 06-011 and 06-012 until the November 14th, 2006, meeting at 7:00 p.m. at the Community Center. Alderman Benson seconded the motion, which passed by unanimous vote.

Other New Business

Mayor Jackson reminded the Board that Mr. Jackie Attkisson has been absent from the Planning Commission for approximately 18 months while serving in Afghanistan. Since his return, he has requested to be removed from the Planning Commission, not because he does not want to serve the Town in this capacity, but because he has volunteered for another deployment.

At this time, Mayor Jackson recommended Nina Cooper to the Board as Mr. Attkisson's replacement and to serve the remainder of his term. Mrs. Cooper has served on the Community Plan Advisory Committee, and was one of the first one's to express an interest to be on the Planning Commission.

Mayor Jackson made a motion, seconded by Alderman Napier, to appoint Nina Cooper to the Planning Commission to become effective immediately. The motion passed by unanimous vote.

Mr. Langeliers mentioned the previous request for annexation to note that a detailed process was recently completed to establish a Comprehensive Plan for the Town; however, it did not address any of the Town's Urban Growth areas. The Town, without a regional planning commission, does not have the planning authority over those areas; therefore, the Urban Growth Boundary areas have not been evaluated in regards to traffic, utility services, etc. Mr. Langeliers wanted to make this Board aware that this will continue to happen as requests are made to be annexed and each must be dealt with on an individual basis; and not all requests will carry the same zoning designation.

Community Input and Concerns

There was none at this time.

There being no further business, the meeting was adjourned at approximately 9:00 p.m.

Cherry Jackson, Mayor

Attest: _____
Douglas G. Goetsch, Town Recorder

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