

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
October 10, 2006

Public Hearing

Before the meeting was called to order, a public hearing was held on the following ordinance that was advertised in the September 28th, 2006 edition of the *Williamson AM* newspaper:

Mayor Jackson opened the public hearing for Ordinance 06-013 which is to re-zone Bryant / Wal-Mart property located at 4521 Columbia Pike to Planned Commercial Development.

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 approximately 7:00 p.m. on the 10th day of October, 2006, at the Thompson's Station Community Center. Members and staff in attendance were: Cherry Jackson, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Doug Goetsch, Town Recorder; Larry Craig, Town Attorney; and Lisa Stewart, Town Clerk. Greg Langeliers, Town Administrator was unable to attend.

Minutes

The minutes of the September 12th, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements

Mayor Jackson reminded everyone of the Thompson's Station Pancake Breakfast that will be this Saturday, October 14th, from 7:00 a.m. to 11:00 a.m.

She also informed the Board that the Williamson County Board of Commissioners met last night and approved approximately \$ 3 million for a new Thompson's Station library.

Town Administrator's Report

To be reported next month.

Old Business

Mr. Craig stated that proposals were drafted and forwarded regarding the Shaneyfelt property located at 1784 Thompson's Station Road West. He informed the Board that a letter was received on September 28th, 2006, stating that all third party hauling will cease as of September 30th, 2006.

Mr. Craig noted that the agreement for the work on the Pecan Hills detention pond has been executed, and the contractor notified to begin.

Mr. Craig would like as an item on next month's agenda consideration of a draft of the model ethics ordinance.

Mr. Craig referenced communications with Rob Garrison, our State Planner, regarding a 2006 legislative amendment relating to the authority of a design review commission; and this will be addressed at the Planning Commission meeting next week. He went on to explain the amendment and powers of a design review commission.

Mr. Craig stated that the Town is in receipt of, and has recorded, the deed for the two (2) lots from Williamson County Joint Venture in Heritage Commons.

Review Resolution to Contract for the Design of the Critz Lane / Columbia Highway Intersection Improvements.

Mr. Craig stated that a resolution would not be required if we used Collier Engineering since they are already on record as one of the engineers for the Town. We will need a cost proposal from them for the design work to draw up a contract. Mr. Craig suggested the Town Recorder confirm the funds available to cover the contract when it is presented to this Board.

First Reading of Ordinance 06-014 Requesting Re-Zone to Plan Specific for Roderick Place

located at 4626 Columbia Pike.

Greg Gamble was present to represent C & L Development and address any questions or concerns from the Board.

Alderman Benson referenced the presentation at Planning Commission, covering the new Zoning Ordinance requirements, and to re-zone to accommodate the residential and non-residential. Mayor Jackson also noted that this was approved with a unanimous recommendation from the Planning Commission.

Alderman Napier asked for more detail on the proposed commercial uses, and Mr. Gamble explained the various uses as shown on renderings they presented.

Mr. Craig referenced a correction to be made in the ordinance to remove "Plan of Services..." before the recommendation noted from Planning Commission.

Alderman Benson made a motion, seconded by Mayor Jackson, to accept Ordinance 06-014 on first reading with the noted correction. The motion passed by unanimous vote.

Mayor Jackson made a motion to hold a public hearing on this ordinance on November 14, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion, which passed unanimously.

Second Reading of Ordinance 06-013 Requesting Re-Zone to Planned Commercial Development

on the Bryant / Wal-Mart property located at 4521 Columbia Pike.

Mike Mizell was present to represent the applicant and address any questions or concerns.

Mr. Craig indicated on the site plan the proposed location of the Town's pump station.

Mr. Craig also noted that this was advertised as a public hearing in the September 28th, 2006 edition of the *Williamson AM* newspaper; and no one spoke for or against this item at the public hearing held earlier.

Alderman Napier asked for more detail on the out-parcels, and Mr. Mizell stated that all the out-parcels will be accessed internally. He also noted that the developers have agreed to work to keep the building materials as consistent as possible with those used on the Wal-Mart building. Greg Gamble showed renderings to explain the proposal for the out-parcels, noting that there will be unified landscaping and signage.

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

Other New Business

Mr. Craig informed the Board of a meeting with the Town Administrator in response to a proposed recovery agreement with the Hood Development for the Fields of Canterbury. It was agreed that the best course of action to determine what is appropriate, is to hire an independent engineer to review design documents and private costs estimates to determine the incremental difference that should be entitled to recovery for this development to up-size the line.

After discussion, Alderman Napier made a motion, seconded by Alderman Benson, to solicit RFP's for an engineering firm to review this proposal from Hood Development. The motion passed by unanimous vote.

Community Input and Concerns

There was none at this time.

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

Cherry Jackson, Mayor

Attest: _____
Douglas G. Goetsch, Town Recorder

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