

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
November 14, 2006

Public Hearing

Before the meeting was called to order, a public hearing was held on the following ordinances that were advertised in the October 30th, 2006 edition of the *Williamson AM* newspaper:

- A. Ordinance 06-011 to annex and re-zone the Reifschneider property located between I-65 and Lewisburg Highway.

Mayor Jackson opened the public hearing.

Kerry Godwin, with The Evans Group representing the applicant, was present to address any questions and / or concerns.

Mark Hosbach, of 1810 Savannah Springs Drive in Savannah Springs Subdivision, made the following points:

- Incredible growth being experienced and will continue for the next 10 years; approximately 2500 homes are currently considered under the Comprehensive Plan to be built in Thompson's Station, but does not include this proposed project with over 800 residences.
- This is located in Thompson's Station Urban Growth Boundary; however, was not considered in the Comprehensive Plan.
- He predicts a population increase of 8 - 10,000 in the next five years and the infrastructure is not in place to handle this increase.
- Additional staff should already be in place to oversee and inspect a proposed 800 unit development.
- Traffic studies for Lewisburg Pike, Thompson's Station Road, and Critz Lane indicate high intensity zone traffic will require lights and turn lanes; and lights will only delay the morning and afternoon commutes.
- State guidelines will need to be met for an extended care / nursing home type facility, and is that being addressed.

Mr. Hosbach asked that this not be allowed to be zoned High Intensity.

Daphne Lazenby, of 1830 Evergreen Road, stated that she is excited about this opportunity of something great that is being offered to the Town. She feels the new zoning ordinance addresses the issues of the requested zoning, and that the Town is aware of what utilities can be provided. She noted that Mr. Reifschneider is a conservationist, and that is why measures are being taken to preserve certain areas and follow the lay of the land when possible. This will provide a place for grandparents that are returning to this area. Ms. Lazenby referenced the definition for High Intensity and noted that it appears to meet the requirements of that zoning; and will also be up against a strict ordinance. She appreciates the Marlin family's support of this proposal and feels this will serve the Town's needs for the future.

Shirley Marlin Beatty, of 1828 Lewisburg Pike, stated that she has lived in this community all her life and has known Mr. Reifschneider during this time; noting that he is a wonderful neighbor that is giving something back to the community. It's important to her that her homeplace is being developed into something good; and, having recently lost her husband, she'll need to down-size and would love to think she could return to the same place.

Michele Donegan, of 1805 Savannah Springs Drive in Savannah Springs Subdivision, came tonight as a concerned citizen regarding the annexation request. She brought up the following questions to be considered:

- Why request annexation for this property?
- Is the proposed project not allowed under Franklin or Williamson County guidelines?
- Is it the only way to have sewer access?
- Are the restrictions in Thompson's Station more lax than others?

- Is the developer playing on the inexperience of the smaller Town of Thompson's Station that has not built a huge community of this type?

Mrs. Donegan referenced the informational meeting held by Mr. Franks, but noted that no one in her subdivision was invited to the meeting; and some misleading comments were circulated after the meeting. She expressed concerns about the following: Volunteer Fire and Rescue Squads; the Williamson County Sheriff's Department; "undesirable" grandchildren being brought in to live at the facility; and creation of a target environment for theft and burglary during construction. Mrs. Donegan stated that she will not feel safe leaving her 17 year old daughter at home with the doors and windows opened during this construction phase with strangers in the area. She stated that she hopes the Town is considering a limited intensity, preserving the wildlife, and a safe environment to help protect and maintain the character of this area.

George Ross, of 2808 Critz Lane, stated that he moved here in 1984 and met the local families mentioned tonight. It is a very beautiful neighborhood that he would like to see stay that way, but unfortunately, change is inevitable. How the change is handled is very important. He noted how everyone only looks at what is within the boundary of their own view and / or backyard, which he feels is human nature. However, he feels what should be looked at is what is going to benefit the entire community. Mr. Ross referenced the building of Savannah Springs and Pecan Hills subdivisions, and that no one spoke against or made derogatory comments to prevent someone from moving into the community to enjoy the same area and lifestyle. He pointed out that the infrastructure, fire and police protection, etc. are all things that will come about as the development and this area grows; and will be in a systematic order. Mr. Ross stated that an 'older' community will have less impact on the infrastructure, schools, daycares, ball fields, etc.; that would cost more than a retirement community. He would prefer a retirement community considered rather than a subdivision.

Teresa Gary, of 2700 Brenda Street in Pecan Hills subdivision, stated that she's here for selfish, but loving reasons; noting that Thompson's Station should be a community to be proud of that promotes family and legacy. She has a widowed mother that wanted to down-size and keep her independence, so she had to go to all the way to Lavergne to find a suitable facility. Mrs. Gary stated that if this proposed community is only half as nice as the one in Lavergne, she would be proud to have it in her community. She pointed out that in approximately 10 years, the majority present would qualify to live in this type of a community that is equipped and prepared to take care of the 'baby boomers'. She feels this is an opportunity to teach our children to care for their parents, while allowing them to maintain their own lifestyle in the same community. Mrs. Gary pointed out all that is being done for our children, but we're forgetting our parents; and she would like to see this as a legacy for her children to know that they live in a Town that considers all ages as part of this community.

Dennis Umerlik, of 1840 Savannah Springs Drive in Savannah Springs subdivision, noted that most of the issues have already been brought up, but he had one concern he wanted to address. What would happen if the High Intensity zoning is approved, but the project is not completed, or residents are not moving in (creating a potential for a low housing development); would this project come back to be re-zoned. He would like to think there is a back-up plan in place.

There being no others wishing to speak, the public hearing was closed.

- B. Ordinance 06-012 to annex and re-zone the Buswell property located between I-65 and Lewisburg Highway.

Mayor Jackson opened the public hearing.

There being no one wishing to speak, the public hearing was closed.

- C. Ordinance 06-014 Requesting Re-Zone to Plan Specific for Roderick Place located at 4626 Columbia Pike.

Mayor Jackson opened the public hearing.

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 7:45 p.m. on the 14th day of November, 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; Doug Goetsch, Town Recorder; Larry Craig, Town Attorney; and Lisa Stewart, Town Clerk.

Minutes

The minutes of the October 10th, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Napier and second by Alderman Benson.

Announcements

Mayor Jackson thanked the Franklin Fire Department for the demonstration given last night relating to residential sprinkler systems.

Town Administrator's Report

Mr. Langeliers reviewed the report as follows:

This post election agenda includes a couple of semi-mandated items and wrap up on modifications regulating the use of Town facilities. The public hearings on the rezoning requests should comprise the preponderance of the evening's discussion. These requests have all been recommended as proposed by the Planning Commission.

Meetings:

Planning Commission on 10/16/06 (Next Meeting: 11/20/06)

The Planning Commission deferred action on a zoning request to attach a "Planned Neighborhood" designation to the Reifschneider/Buswell property. The Planning Commission wanted the Mayor and Board of Aldermen to complete action on the annexation and base zone request before they made a recommendation on the plan. The November agenda includes the item deferred last month and two final plats creating lots in the Fields of Canterbury development.

Public Works Committee on 11/08/06 (Next Meeting: 12/06/06)

The public works committee did not meet last Wednesday. A proposed recovery agreement relating to the installation of a pump station and the gravity collection main has been hand delivered to the Committee members and a resolution regarding that agreement may warrant discussion this evening, if not action. Also, Collier Engineering is broadly studying the Critz Lane improvements and intends to prepare an overall report regarding connections at Columbia and Lewisburg Highways along with alignment and cross-section improvements.

Old Business

Mayor Jackson referenced the request at last month's meeting for a proposal from Collier Engineering for the re-alignment of Critz Lane. Randy Carroll, with Collier Engineering, was present to address any questions.

Mr. Langeliers reminded the Board of the three (3) offers from property owners to provide right-of-way for the re-alignment; traffic studies were given to Collier Engineering to review and they have provided a proposal with an estimated cost to re-design Critz Lane. He noted that two (2) development entities have agreed to pre-pay funds toward some of the construction costs.

Mayor Jackson stated the estimate from Collier Engineering for the study and design work is approximately \$150,000.

Alderman Napier questioned if it was decided that this proposal would not go through the bid process; and with an estimated cost of \$150,000, he would like to be able to review the proposal from Collier Engineering before making a decision.

Mr. Langeliers stated that the Town already has a consulting contract with Collier Engineering for roadway designs, and because of that contract, it is not required to go through the bid process.

Mr. Craig added that Collier Engineering is one of the Town's engineers for roadways, and this is considered a professional services contract.

Alderman Napier asked if there is a cap on these services, stating that he's not used to a contract being awarded with a cost of this magnitude without the three (3) bid process. Mr. Langeliers pointed out the similar contractual agreement with Clifton and King to assist the Town.

Mayor Jackson reminded the Board of last month's meeting when this was explained by the Town Attorney; and it was decided to proceed with Collier Engineering in order to begin the process.

Alderman Napier stated that he understands the engineering firms being on a type of retainer to advise the Town and is not questioning the qualifications of Collier Engineering, but is more concerned with how the Board conducts business and follows procedure. He stated that he is not prepared to vote on an item that is not on the agenda.

After further discussion, it was agreed to provide copies of the proposal to the Board for their review and to be added to next month's agenda.

Mr. Langeliers pointed out the proposed recovery agreement distributed for the Board's review for the sewer trunk lines from a pump station for the treatment facility that would run approximately 600 feet west of Columbia Pike and up approximately 1400 feet on Critz Lane. He stated that this will be presented to the Public Works committee and, based on their recommendation, may be on next month's Board agenda.

Mr. Langeliers referenced the memo explaining the procedure required for the developer to re-submit should he choose to proceed without the proposed library in Bridgemore Village.

Review Resolution 06-010 to Update Rules, Regulations, Fees, and Procedures for the Rental Use of the Community Center and Park Pavilions in the Town of Thompson's Station.

Mr. Craig noted that this resolution was prepared by Staff and sent to him for review; which, if approved, will supersede the prior resolution and will have an effective date of December 1, 2006.

Alderman Benson stated that this has also been discussed and reviewed by the Public Works Committee.

Alderman Napier made a motion, seconded by Alderman Benson, to accept and approve Resolution 06-010. The motion passed by unanimous vote.

Resolution 06-011 to Adopt the Williamson County Multi-Hazard Mitigation Plan as the Hazard Mitigation Plan for the Town of Thompson's Station.

Mr. Craig stated the accompanying documentation explains the mitigation plan with a census and inventory of what is existing in all participating municipalities, and will provide federal assistance should there be a disaster releasing any hazardous materials.

After further discussion, Alderman Napier made a motion to accept and approve Resolution 06-011. Alderman Benson seconded the motion, which passed unanimously.

First Reading of Ordinance 06-015 to Adopt a Code of Ethics for the Town of Thompson's Station.

Mr. Craig stated this is mandated ethics that applies to all forms of government; and each section will be discussed at the Public Hearing and second reading.

Alderman Benson made a motion, seconded by Alderman Napier, to accept Ordinance 06-015 on first reading. The motion passed by unanimous vote.

Mayor Jackson made a motion to hold a public hearing on this ordinance on December 12th, 2006, at 7:00 p.m. at the Community Center. Alderman Napier seconded the motion, which passed unanimously.

Second Reading of Ordinance 06-011 Requesting Annexation and Re-Zoning of the Reifschneider property located between I-65 and Lewisburg Highway.

Kerry Godwin, of the Evans Group representing the applicant, requests approval of this annexation. He emphasized the amenities that will be provided and consideration of the number of residents to support this facility. Mr. Godwin stated that a Certificate of Need will be necessary for the assisted living facility, and that will be addressed when needed with staff. He pointed out that the developer will be paying for the access and connections to utilities.

Alderman Napier asked where the green space is located, and Mr. Godwin indicated the green space on one of the model site plans, noting that this project exceeds the Town's requirements for green and open space.

Alderman Napier questioned the request for high density zoning rather than the low density as is currently zoned. Mr. Langeliers pointed out that the request is actually for a High Intensity zone designation, and it is for this body, and the Planning Commission, to determine if this is a good location for this zoning. The current zoning in the County requires 45% open space, varying on the proposal. Alderman Napier noted that the areas in the Town's Urban Growth Boundary were not taken into account when considering zoning designations based on the new zoning ordinance. He stated that he also has trouble with the consideration of annexing this property, noting that services are not available; adding that Staff and the Board is being stretched to take on everything being brought to the Town. Alderman Napier asked at what point does it affect our tax base and at what point does the quality of life begin to diminish. He stated that to annex this in without a plan of services, without knowing where the sewer will go, and how water will be provided causes him concern.

Alderman Benson addressed some of the previous concerns, stating that the plan of services will be dealt with at a different stage of the planning process; and she does agree with the concerns expressed here tonight of the rapid growth. However, she does think that this is an opportunity to offer something to the community that is not available; and most of the Town residents she has talked with are in favor of this project and she is here to represent her constituents.

After further discussion, Mayor Jackson made a motion to approve and adopt upon second reading Ordinance 06-011. Alderman Benson seconded the motion, which passed 2 – 1, with Alderman Napier voting no.

Second Reading of Ordinance 06-012 Requesting Annexation and Re-Zoning of the Buswell property located between I-65 and Lewisburg Highway.

Mayor Jackson noted this ordinance is another parcel / property owner requesting to be annexed and zoned along with the Reifschneider property in Ordinance 06-011.

Mayor Jackson made a motion, seconded by Alderman Benson, to accept and adopt Ordinance 06-012. The motion passed 2 – 1, with Alderman Napier voting no.

Second Reading of Ordinance 06-014 Requesting Re-Zone to Plan Specific for Roderick Place located at 4626 Columbia Pike.

Greg Gamble, with Land Design, was here representing C & L Development and to address any questions or concerns from the Board.

Alderman Benson made a motion to accept and adopt upon second reading Ordinance 06-014. Alderman Napier seconded the motion, which passed by unanimous vote.

Other New Business

Mr. Craig referenced the automatic sprinkler system presentation and stated it was obvious to him that this prospect should be considered; and he is prepared to draft an ordinance at the direction of the Board.

Alderman Napier pointed out that he understands this to be a requirement of commercial structures, but that it would be a substantial cost added to the average homeowner; and he questioned if this is being driven by the lack of proper fire response / equipment.

Mr. Craig stated the cost to the homeowner has decreased and, in most cases, lessens the insurance costs. Mayor Jackson said it was suggested at the presentation that the developer pay a big portion of the needed cost for the systems.

Mr. Langeliers pointed out that the developers are concerned with installing lines that can provide large amounts of water when needed in a fire situation, and being required to install residential sprinkler systems; and they would rather not be required to do both. He suggested that round-table meetings be held with the developers, builders, and H.B. & T. S. Utility District before an ordinance is considered.

Community Input and Concerns

Richard Polk, of 2769 Critz Lane (on the corner of Critz Lane and Pantall Road), stated that the developer there has constructed a storm water retention pond that, when it exceeds capacity, 100% of the discharge will flow into his yard. He asked who is responsible for allowing storm water discharge into public right-of-way. Mr. Polk stated that this will adversely effect him and his neighbor, Herbert Marlin.

Mr. Langeliers pointed out that the theory is that the development catch the water, additional water is to be directed to detention facilities, and the detention facilities release this at a rate consistent with pre-development run-off. He stated that Staff is aware of this and is looking in to it; also noting that there is an existing culvert that was stopped up that was recently cleaned out when Pantall Road was re-paved. This culvert was designed for natural run-off, but has not been functioning in that capacity for a while; but is historically where it would go. Based on the calculations done, the detention discharge should be at a rate consistent with the flow in the past; and Staff has asked the developer to check their calculations again. Staff will review the calculations also, and Staff's goal is that the volume and / or velocity of water discharging through the culvert not be greater than the pre-developed run-off of the property, as stated in the Subdivision Regulations.

Mr. Langeliers noted that consideration is being given of re-locating the culvert when Critz Lane is re-designed. He stated Staff is working toward a solution.

Mary Khim, of 2701 Brenda Street in Pecan Hills Subdivision, wanted to address the proposed new library with the following bulleted items from her written comments (original with attachments in BOMA file):

- Standard procedures not followed
- No public hearings; no public meetings
- This is not "a donation", this is a business deal
- Unknown costs of the library to the Town / questionable location
- Questionable need
- Financial Imprudence.

Craig Cole, of 2730 Standing Oak Drive, stated that he is bothered about the false sense of urgency that has led some to ignore the land use plan to put a public library in a residential area on a road that can barely handle it's own traffic, let alone more.

Laura Amond, of 2615 Sherrie Lane in Pecan Hills Subdivision, noted some of her concerns regarding the proposed library. First and foremost, many of the issues that the proposed library does open up are ones that the Town has fought in the past, with the addition on Bridgemore which is now approved, is notably the new entrance off of Thompson's Station Road. This would effectively create a thoroughfare from 450 homes onto Thompson's Station Road that was previously voted down by the Board. Her other issue is the green space issue and that the rules are being changed from the approved 12 acres of green space. Ms. Amond apologized for not collectively speaking up sooner, but is here tonight to tell this Board of those concerns; and that she has shared a list of other concerned individuals with Mr. Langeliers.

There being no further business, the meeting was adjourned at approximately 9:25 p.m.

Cherry Jackson, Mayor

Attest: _____
Douglas G. Goetsch, Town Recorder

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