

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**May 8, 2007**

**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 8<sup>th</sup> day of May, 2007, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes.**

The minutes of the March 13<sup>th</sup>, 2007 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

**Announcements.**

Mr. Langeliers stated that a session is tentatively scheduled on Monday, May 14<sup>th</sup>, 2007, to review new design possibilities for the Lutheran Church property and all neighboring communities and property owners will be notified. This will be an opportunity for input, comments, and to address concerns.

Another public meeting is tentatively scheduled the following Tuesday, May 22<sup>nd</sup>, 2007, and hopefully Collier Engineering will have enough information to review the Critz Lane proposal. Anyone fronting and / or having access to Critz Lane will be contacted. Mr. Langeliers pointed out that until the survey data and deed research has been completed, we do not know where and how much right-of-way the Town already has; noting that some deeds may reference from the center of the road, while others may only indicate a right-of-way of a certain amount of footage. Mr. Langeliers stated that the Town's goal is to develop the road that the traffic study indicates should be there with the least amount of impact on the current property owners.

Mayor Heron asked that, regarding the Lutheran Church property, the session date be posted on the website as soon as possible; and that all surrounding neighbors be given proper notice on both sides of Thompson's Station Road East, along with Station South and the Village.

He also asked that the Critz Lane session notifications be handled the same way and that the consultant be prepared with visual drawings, tree surveys, etc., to be reviewed.

**Town Administrator's Report.**

**Planning Commission on 3/19/07 & 4/16/07 (Next Meeting: 5/21/07):**

**Development / Concept Plans and Re-Zoning Requests:**

1. The Grove at Littlebury located on Columbia Pike (Deferred from last month.)

**Bonds:**

2. Pecans Hills Performance / Maintenance Bond for Landscaping.

**Tollgate Village, Phase / Section 10 - Residential:**

1. Preliminary Plat.
2. Final Plat.

**Tollgate Village, Phase / Section 40, Lot 1 – Non-Residential:**

3. Preliminary Plat.
4. Final Plat.

**Single Lot Site Plans – Non-Residential:**

5. Tollgate Village Amenity Area.
6. Tollgate Village Building # 1 – Mixed Use.

Revision to Final Plat – Non-Residential:

7. Heritage Commons, lots 14 and 15, located on Traders Way.

Revision to Final Plat – Residential:

8. Pecan Hills, lot 229, located at 2817 Stacey Street.

The April planning Commission meeting dealt with, by and large, perfunctory items with the exception of the Grove at Littlebury which was denied. Service issues and design were among the reasons identified as problematic. The applicant has put together a new design team and is working on revision options that may be more acceptable.

**Public Works Committee on 4/04/07 & 5/02/07 (Next Meeting: 6/06/07):**

A report will be made at the meeting with specific non-agenda item issues included in old or new business.

**Finance Committee on 5/01/07:**

A report will be made at the meeting with specific non-agenda item issues included in old or new business.

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Mr. Langeliers stated that both the Public Works Committee and the Finance Committee have met since the mail-out for this agenda, discussing several issues; with the main concern being the agreement to expedite and extend the first leg of the sewer collection system east from the treatment facility along Critz Lane. Both committees took action recommending a resolution authorizing the Mayor to enter into this agreement.

**Old Business.**

Mr. Langeliers referenced the resolution / agreement he just mentioned as the only Old Business item he has; noting that copies were distributed to the Board.

Alderman Napier asked if the Town was responsible for any payments of the change orders, however, the Town has no control over the build-out of the project. Mr. Langeliers stated that included in this is that the Town will agree on all change orders and there is a cap of \$35,000. Alderman Napier expressed concern over the number of change orders and how often they're presented which leads into the number of draw requests; and could quickly move into a project way over budget. Mr. Langeliers pointed out that the cap is a cumulative number.

Bill Charles, administrator of the proposed contract / agreement, explained the change order process having a detailed scope of the work, along with fees associated with the change orders, with the authority beginning with the Town for its' review, agreement on, and commencement of the work.

Alderman Napier just wants everyone to be aware of the risks to the Town; and Mayor Heron noted that it should be included in the agreement with the contractors a value engineering cost savings provision.

Alderman Napier asked if the Public Works Committee and Town Staff will be signing off on the contractors awarded the various bids. Mayor Heron suggested the Public Works Chairman also be available to review these documents.

Alderman Benson made a motion to approve the resolution approving a contribution and recovery agreement relating to extension of sewer collection facilities. Alderman Napier seconded the motion, which passed unanimously.

**Appoint Two (2) BZA members.**

Mayor Heron explained these will be to replace two (2) previous members; and asked that Roger Nixon and James Paul Gary be considered.

Alderman Napier asked if both have been approached about the seriousness of serving on this Board and are willing to do so. Mayor Heron stated that Mr. Nixon has and will accept if appointed, but Mr. Gary has not; and suggested that Mr. Gary's nomination be deferred until the next meeting.

Alderman Napier made a motion, seconded by Alderman Benson, to appoint Roger Nixon to the Board of Zoning Appeals. The motion passed by unanimous vote.

**Appoint Members of the Design Review Commission.**

Mr. Langeliers introduced Carol Croop as the consultant that is assisting with the Design Review Commission.

Mrs. Croop explained the outline she designed to jump-start the Commission, once appointed, beginning with a pre-working session to agree on the Design Guidelines and the procedures; and then begin regular commission meetings. She differentiated the pre-organizational meetings as workshops as opposed to the meetings to actually conduct the business of the DRC (Design Review Commission). Mrs. Croop reviewed the memo she distributed with the proposed schedule of the workshops, adding that she will maintain a repository notebook tracking the various workshops, procedures, etc., that will be available at the Town Hall.

After further discussion, Alderman Benson nominated the following as members of the Design Review Commission: Mary Khim, Dianne Cotton, and Daryl Stevens. Mayor Heron nominated Rick Jenkins and Wanda Bradley.

Mayor Heron suggested the nominees meet with Mr. Langeliers and Mrs. Croop before actually being appointed to better understand the responsibilities and time requirements of this commission. Alderman Benson also suggested the remaining persons on the list of those interested be retained should replacements be needed or the commission expanded in the future.

Mayor Heron made a motion to nominate the following for consideration on the Design Review Commission: Wanda Bradley, Dianne Cotton, Rick Jenkins, Mary Khim, and Daryl Stevens. Alderman Benson seconded the motion, which passed unanimously.

**First Reading to Revise Ordinance 06-009 Establishing User Rates for those Persons Utilizing the Town's Wastewater Treatment Facilities.**

Mr. Langeliers stated that Staff is still working on revising some of the rates, in light of recent considerations of land being offered to the Town for drip areas, etc.; and asked that this item be deferred.

Alderman Benson made a motion, seconded by Alderman Napier, to defer this item to next month's agenda. The motion passed by unanimous vote.

**First Reading of Ordinance 07-005 Regarding the Qualifications For and Appointment of a Town Judge.**

Mr. Moore explained this to be the first step in creating a Town Court and appointing a Town Judge; and suggested before final reading that discussion be held to consider inter-local agreements relating to enforcement of the Town's ordinances.

Alderman Napier asked that the background be explained as to why this is being considered at this time. Mayor Heron stated that the Town currently has no mechanism in place to enforce any of the Town's Codes and / or Ordinances should any violations occur, other than to go to Chancery Court. There is also a public safety issue relating to speeding and other traffic issues that could be addressed through the Town Court / Judge that may only convene on a monthly basis or "as needed".

Alderman Napier made a motion to approve on first reading Ordinance 07-005. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron moved that the public hearing and second reading on this ordinance be held June 12<sup>th</sup>, 2007, before the Board of Mayor and Aldermen meeting that same date. Alderman Benson seconded the motion, which passed unanimously.

Mr. Moore noted that he and Mr. Langeliers will review the inter-local agreements already in place relating to police enforcement, which could address how often court should be held, the amount of compensation, and other items to be considered by the Board. He also stated that he can provide the Board with a list of persons qualified for the Town Judge position for their consideration.

**First Reading of Ordinance 07-006 Adopting a Budget and Establishing the Property Tax Rate for the Period July 1, 2007, through June 30, 2008.**

Mr. Goetsch reviewed the budget as presented, pointing out that the Tax Rate has not changed from last year; and noting the various detailed line items. He indicated that no expenses were added in the General Fund for additional staff; however, one employee was added to the Wastewater Fund.

Alderman Napier pointed out that this was reviewed by the Finance Committee and approval was recommended.

After further review and discussion, Alderman Napier made a motion, seconded by Alderman Benson to approve this ordinance on first reading. The motion passed by unanimous vote.

Alderman Napier made a motion, seconded by Alderman Benson, that the public hearing and second reading on this ordinance be held June 12<sup>th</sup>, 2007, before the Board of Mayor and Aldermen meeting that same date. The motion passed by unanimous vote.

**Other New Business.**

There was none at this time.

**Community Input and Concerns.**

Vicky Egli, 2805 Critz Lane, wanted to voice concerns on behalf of all the residents on that road, asking that they be kept apprised at all times of any improvements for the road. She referenced the list of improvements she read in a newspaper, with the first being to acquire land from the property owners, noting that the residents would prefer hearing from the Board first rather than the newspaper. Mrs. Egli stated that they are aware improvements must be made to Critz Lane, but wants to ensure that the residents concerns are heard and informed properly.

Mayor Heron stated that, as a part of Collier Engineering's contract, they are required to have two (2) public meetings for community input. He pointed out that some of the improvements are for public safety, such as adequate lane widths and shoulders.

Mr. Langeliers noted that until the survey information is received indicating the amount of right-of-way already shown on the various deeds, there is no way to determine what amount will be needed from each property owner, which side of the road to work from, etc. Collier Engineering will provide exhibits showing their proposed re-alignment at the public meetings. He explained that generally as a collector road, the right-of way requirement is 60 feet total, which would be 30 feet from either side of the center of the road. Some deeds have already dedicated 25 feet right-of-way, therefore in that case, only 5 more feet would be required. Collier Engineering will obtain all the deed / right-of-way information and have an exhibit showing each individuals property and the proposed re-alignment.

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Mary Khim, 2701 Brenda Street in Pecan Hills Subdivision, asked if the meeting agendas for the Board of Mayor and Aldermen, as well as the Planning Commission, could have bulleted items listed that are going to be discussed under 'Old Business' and 'New Business' since it could be something that would impact the residents and they would need to be aware of it. She also asked if it would be possible to scan the documents / back-up for the agenda packets to be available to view on the website, referencing the budget reviewed tonight and being able to see the figures to follow along; and could be printed if someone chose to do so.

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There being no further business, the meeting was adjourned at approximately 8:05 p.m.

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Leon Heron, Mayor

Attest: \_\_\_\_\_  
Douglas G. Goetsch, Town Recorder

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