

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
June 12, 2007

Public Hearings:

A. Ordinance 07-005 Regarding the Qualifications For and Appointment of a Town Judge.

Mayor Heron opened the public hearing, noting that this was advertised on the Town website, postings around Town, and in the May 29th, 2007 edition of the *Williamson AM* newspaper.

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

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

Mayor Heron opened the public hearing, noting that this was advertised on the Town website, postings around Town, and in the May 27th, 2007 edition of the *Williamson AM* newspaper.

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 7:10 p.m. on the 12th day of June, 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; and Doug Goetsch, Town Recorder.

Pledge of Allegiance.

Minutes:

The minutes of the May 8th, 2007 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements:

Mr. Langeliers referenced the meeting held last evening (6/11/07) regarding the consideration of an interpretive center, battlefield park possibilities, and discussion of potential Land Trust properties that are near and / or adjacent to the Town Community Center.

Mr. Langeliers reminded everyone that the Williamson County impact fee will increase by \$ 1.00 per square foot effective July 1st, 2007; and the Town is responsible for collecting that fee. The Privilege Tax Private Act in 1987 gave the County the opportunity to add the extra \$1.00, with thirty cents (30¢) to come back to the municipality; however, not based on how it was generated, but instead on a population basis. Williamson County has asked that the municipalities set this 30¢ aside to be used when the County needs another school or other infrastructure to offset tap fees or other infrastructure costs.

Mr. Langeliers read an e-mail thanking Shane McNeill (Town Engineer) for his participation in the Annual TMLRMP Community Photo Contest with this years theme being city and town halls; and congratulating Mr. McNeill for placing first with his photo of the Thompson's Station Town Hall. Mr. Langeliers showed the picture to the Board and noted that plans are to display one in Town Hall.

Mr. Langeliers noted that, when he began working with the Town, the work-load was small enough that the Board, and some times the Planning Commission, was not required to meet every month. It is becoming rare that there isn't some item to be considered on a monthly agenda. He asked that this Board consider going to a schedule of ten (10) Board of Mayor and Aldermen meetings per year;

noting that Williamson County and possibly the City of Franklin, do not meet the month of December, and no July meeting for the County after reviewing budgets for a couple of months prior. Mr. Langeliers asked that the Board think about this meeting schedule.

Mayor Heron referenced the County Impact Fee and their request to re-distribute the 30¢, asking if County Mayor Anderson will be addressing the Board regarding this request or what that procedure will be. Mr. Langeliers stated that, at this point, his contact has been with County Budget Director David Coleman; and that he will be forwarding the needed information to the Town in the near future.

Town Administrator's Report:

Planning Commission on 5/21/07 (Next Meeting: 6/18/07)

Re-Subdivision to Final Plat – Residential:

1. Minton Property, Tract 13, located on approximately 15 acres at 2732 Critz Lane.
Action: deferred to next meeting date.

Bond:

2. Heritage Professional Building Landscaping Bond located at 4720 Thompson's Ridge Road in Heritage Commons, lot 11.
Action: bond released.

Finance Committee on 6/05/07 (Next Meeting: 09/06/07)

The Finance Committee covered updates on projects and discussed sewer project financing issues among other items.

Public Works Committee on 6/06/07 (Next Meeting: 08/01/07)

The Public Works Committee also covered updates and has begun the process of making modification recommendations to the Mayor and Board regarding revisions to the sewer fees and wastewater and water re-use ordinance.

Because of continued work on the sewer fees the proposed revision to that ordinance will need to be deferred again, tabled or withdrawn based on advice from counsel. Staff hopes to have something worked out by the August meeting at the latest.

Mr. Langeliers noted that it is being considered to pull from several sectors (i.e.: a Finance Committee member, Public Works Committee member, etc.) to have a group to work through some of the complicated issues such as having drip fields in subdivisions or the Town getting money to buy separate properties, etc. He suggested that tonight's agenda item addressing this ordinance be deferred or tabled.

Old Business:

A. Ordinance Updating User Rates / Sewer Fees deferred from last month.

Alderman Benson made a motion to continue the deferral of this ordinance. Alderman Napier seconded the motion, which passed unanimously.

Appoint One (1) Board of Zoning Appeals Member.

Mayor Heron moved to nominate Mary Herring as the replacement on the Board of Zoning Appeals, with that term running through December, 2008. After discussion, Alderman Napier seconded the motion, which passed by unanimous vote.

Appoint Members Nominated for the Design Review Commission:

Wanda Bradley, Dianne Cotton, Rick Jenkins, Mary Khim, and Daryl Stevens.

Alderman Benson made a motion, seconded by Alderman Napier, to appoint the above noted persons to the Design Review Commission. The motion passed by unanimous vote.

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

This ordinance was subject to public hearing earlier this evening with no one coming forward to speak.

Town Attorney Moore stated for clarification that this ordinance only creates the position for Town Judge, noting several issues still to be addressed, such as compensation, how often the court should meet, and the actual appointment of the Town Judge. He stated that this will set up the groundwork toward establishing a municipal court.

Alderman Benson asked when the issues mentioned would be discussed, noting that she understood that court would be held on an "as needed" basis. Mr. Moore stated that it can be established on an "as needed" basis and the compensation can be set "per court session"; and this can be handled through an amendment to this ordinance before its adoption.

Mr. Moore also pointed out that, after researching the inter-local agreements, the Town does not currently have a mechanism in place for the Williamson County Sheriff's Department to enforce the ordinances of the Town. That would mean as it stands now, should Staff issue citations for zoning or codes / ordinance violations, they would be the only matters prosecuted in the town court; until an agreement is reached with the Williamson County Sheriff's Department for enforcement of the municipal ordinances or other law enforcement is brought in to write tickets. He thinks quarterly would be sufficient at this time, and when more court sessions are required, this ordinance can be amended to re-set the schedule.

Alderman Benson made a motion to amend this ordinance to establish court to be held quarterly and compensation not to exceed \$500 per session. Alderman Napier seconded the motion, which passed unanimously.

Alderman Benson made a motion, seconded by Alderman Napier, to adopt upon second reading Ordinance 07-005 as amended. The motion passed by unanimous vote.

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

This ordinance was subject to public hearing earlier this evening with no one coming forward to speak.

Mr. Goetsch explained the changes proposed, that have been reviewed by the Finance Committee and recommended support of to this Board; also pointing out that property taxes will not increase.

Mr. Langeliers noted that all Staff salaries, vehicles, and gas are being covered by building permit, site plan, and platting fees; keeping the budget on target with no money required from the taxpayers or the State shared revenues.

Alderman Napier made a motion to amend this ordinance as presented. Alderman Benson seconded the motion, which passed unanimously.

Alderman Napier made a motion, seconded by Alderman Benson, to adopt upon second reading Ordinance 07-006 as amended. The motion passed by unanimous vote.

Other New Business:

Mr. Langeliers referenced paperwork he received this afternoon, not recommending any action from this Board; just for their consideration at the next meeting. It is an ordinance requesting a cable service franchise that, he has been told, is copied from an ordinance adopted by the Town for another cable service. Mr. Langeliers stated that he would like counsel to have time to review this request; and to also make everyone aware of pending legislation that may impact all the Town's franchise agreements and whether they should be re-negotiated or not.

Mayor Heron suggested that the group requesting this franchise be present when this item is on the agenda to address any questions or concerns of the Board, with possibly a presentation.

Discussion ensued relating to the Board's meeting schedule, with Mr. Langeliers adding counsel's suggestion of the By-Laws reflecting how non-agenda items will be handled. Mr. Moore noted that a change in the meeting schedule would require an amendment to the original ordinance establishing the meeting dates.

After further discussion, Alderman Napier moved to cancel next month's Board meeting (July 2007), with an amendment to the original ordinance to be on the next meeting's agenda for consideration. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron wanted to address his continued concern regarding 'rumors' relating to various utilities servicing the Town, whether it be electricity, water, gas, etc.; and what their intentions are. He feels the Town is not being included in the long-range planning of these utilities and finds that offensive. He asked that, subject to this Board's agreement, the Town Administrator draft letters to these agencies requesting them to address this Board to allow the Town the opportunity to be a good municipal neighbor that is willing to work with them once plans and proposals are shared.

Alderman Napier agreed, referencing comments made to him regarding Atmos Energy boring through Pantall Road, which was recently paved.

Alderman Benson noted a discussion in the Public Works Committee considering a resolution to ensure the Town is covered should our roads need repairs in such cases.

Mr. Langeliers stated that these issues are being addressed in the new Subdivision Regulations; however, legal counsel must also be involved due to separate entities working outside the actual perimeters that a particular subdivision is responsible for. References were made to bond issues, right-of-ways, franchise agreements, etc., to be considered researching to better protect the Town in these instances.

Alderman Napier commented on Atmos Energy drilling rock at approximately 6:15 on Sunday morning; and asked for an update on that in the Subdivision Regulations.

Mr. Langeliers stated that a draft of the Subdivision Regulations was distributed at the last Planning Commission meeting, with a work session planned at the next meeting this Monday. The noise / day issue, along with others, will be looked at and addressed in these regulations; however, these can only be enforced when it is directly related to a subdivision.

It was suggested legal counsel assist to research a stand-alone ordinance to deal with noise issues and prohibition of construction work on Sundays by entities not associated with a subdivision.

Community Input and Concerns

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:00 p.m.

Leon Heron, Mayor

Attest: _____
Douglas G. Goetsch, Town Recorder

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