

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
September 11, 2007

Public Hearings:

The following public hearings were advertised on the Town website, postings around Town, and in the August 26th, 2007 edition of the *Williamson AM* newspaper.

- A. Ordinance 07-008 to Amend Ordinance 90-003 Regarding Meeting Dates of the Board of Mayor and Aldermen.

Mayor Heron opened the public hearing.

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

- B. Ordinance 07-009 to Amend Ordinance 96-001 Regarding the Revocation of Suspension of Beer Permits.

Mayor Heron opened the public hearing.

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

- C. Ordinance 07-010 to Annex Certain Territory and to Incorporate Same within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to a Plan of Services.

Mayor Heron opened the public hearing.

Mr. Langeliers explained the process of determining the Urban Growth Boundaries (UGB) for the Town (and other municipalities as required), along with the proposed annexation area as indicated on the map posted.

Tom Woodside, 2864 Thompson's Station Road East, stated that he is opposed to this annexation.

Willis Gilliam, 2104 and 2088 Lewisburg Pike, asked if the Town's tax base is agriculture or figured on the actual assessed property value; and could his parcels be taken in by the City of Spring Hill? He stated that he is in favor of this annexation.

Mayor Heron noted that the Town's taxes are calculated by the Williamson County Property Assessor's Office, with 10.3 cents per hundred being sent to the Town; and the majority of the remaining kept by Williamson County going toward schools.

Mr. Langeliers stated that since the Gilliam properties are presently in Thompson's Station's Urban Growth Boundary, the City of Spring Hill cannot annex into another municipalities' UGB. However, it's his understanding that, should the State re-visit / re-negotiate the 1101 statute, properties that have not been annexed into a municipality will be open to the possibility of being placed in another municipalities planned growth area; then subsequently be annexed into that City / Town.

Mr. Moore, Town Attorney, agreed; however, pointed out that it's highly unlikely that a scenario would occur causing the Town to consider giving up parcels to be annexed by another municipality.

Mr. Gilliam questioned when sewer is projected in this area if the annexation passes, and if it is run through in a public utility easement or on his property.

Mr. Langeliers stated that Lewisburg Pike is a State Highway, therefore would require the State to agree to use of their right-of-ways if it is determined, from an engineering stand-point, to be the best route. Otherwise, an easement will need to be obtained from property owners where ever the sewer is determined to run in order to get back to the treatment facility.

James Cross, 2626 Pratt Road, asked what brought about the proposed annexation and why it doesn't include Pratt Road? He referenced the letter sent out regarding the proposal to annex properties on Lewisburg Pike and Thompson's Station Road East, and that it seemed vague and misleading.

Mr. Langeliers apologized for any misunderstanding by the correspondence. He stated that several property owners in that area had requested to be annexed and, after reviewing the area, it made more sense to annex a block of properties rather than single parcels randomly. Mr. Langeliers noted that the intent of the letter was to encourage contact, via the telephone numbers referenced on the letterhead, to discuss any concerns and / or input any comments. The majority of the input was positive, so the process continued to annex the area indicated in the Town's UGB.

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

D. Ordinance 07-011 to Zone as Low Intensity Certain Territory within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to Annexation and Incorporation.

Mayor Heron opened the public hearing.

Mr. Langeliers explained this to be a required action to take place in conjunction with the annexation to define the zoning of those parcels. The noted parcels, under Williamson County's zoning was Suburban Estate, which is very similar / analogist to the Town's Low Intensity zone; therefore, that was the zoning recommended by the Planning Commission and the action of this ordinance.

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

- E. Ordinance 07-012 Granting as Franchisor a Non-Exclusive Cable Television Franchise unto Sky Vision LLC, Franchisee.

Mayor Heron opened the public hearing.

Mr. Langeliers explained this is the second reading for a request by a cable television / internet franchise, Sky Vision. It is very similar to the ordinances approved in the past (Crystal Clear and Charter) that is a standard franchise agreement.

There being no others 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 7:17 p.m. on the 11th day of September, 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 Todd Moore, Town Attorney.

Pledge of Allegiance, followed by a moment of silence to recognize those lost this date six (6) years ago.

Minutes:

The minutes of the August 14th, 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 Staff requests a few non-agenda items that could be considered after agenda item # 5, if this Board so chooses. The requests relate to regulating large trucks on Town roads, work in Town right-of-ways, and another amending the budget.

Town Administrator's Report:

Planning Commission on 8/20/07 (Next Meeting: 9/17/07)

The Planning Commission approved preliminary plats for the first phases of both Pleasant Creek and the Reserve at Callie. They also approved minor revisions to final plats in Tollgate and Heritage Commons. Two Heritage Commons lots were combined to provide the site for a daycare proposal that was also approved.

Finance Committee on 9/06/07

The Finance Committee's main concern was the budget changes due to the lack of fees, etc., anticipated from Wal-Mart; and amendments necessary at present.

Public Works Committee (Next Meeting: 10/03/07)

The Public Works Committee is now meeting on a bi-monthly basis, and their last meeting was reported at the August BOMA meeting.

Old Business:

Mr. Langeliers updated the Board on the following:

- Critz Lane re-alignment proposal may be delayed until next year due to the impact of Wal-Mart's withdrawal.
- Ready to proceed with work on the Pecan Hills pond situation when weather permits.

Alderman Napier asked the status on the Marlin's pond situation, and Mr. Langeliers stated that he did not know. He commented that the last he heard, the Marlins were discussing and / or negotiating with the Bridgmore developer for some type of remediation. Alderman Benson stated her impression to be that it is under consideration by the Marlins and we are waiting for their decision.

Second Reading of Ordinance 07-008 to Amend Ordinance 90-003 Regarding Meeting Dates of the Board of Mayor and Aldermen.

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

Alderman Benson made a motion, seconded by Alderman Napier, to accept this ordinance. The motion passed by unanimous vote.

Second Reading of Ordinance 07-009 to Amend Ordinance 96-001 Regarding the Revocation or Suspension of Beer Permits.

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

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

Second Reading of Ordinance 07-010 to Annex Certain Territory and to Incorporate Same within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to a Plan of Services.

This ordinance was subject to public hearing earlier this evening.

Alderman Benson asked if it would be permissible to remove the gentleman's property on Thompson's Station Road East that stated his opposition to the annexation in the public hearing held earlier this evening. Mr. Woodside stated that the property deed has been transferred to the Crutchers (his daughter), but he has a life-time stay there and still pays the taxes on the property.

Mr. Moore stated that the ordinance can be amended to remove those parcels if that is what the Board chooses.

Alderman Napier made a motion to amend this ordinance to exclude from annexation property as described as map 154, parcels 052.00 and 052.01, 2860 and 2864 Thompson's Station Road East (item numbers 2 and 3 on the ordinance). Alderman Benson seconded the motion, which passed unanimously.

Alderman Napier made a motion, seconded by Alderman Benson, to accept, as amended, Ordinance 07-010. The motion passed by unanimous vote.

Second Reading of Ordinance 07-011 to Zone as Low Intensity Certain Territory within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to Annexation and Incorporation.

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

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

Second Reading of Ordinance 07-012 Granting as Franchisor a Non-Exclusive Cable Television Franchise unto Sky Vision LLC, Franchisee.

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

Alderman Benson made a motion, seconded by Alderman Napier, to accept this ordinance. The motion passed by unanimous vote.

Other New Business:

Mr. Langeliers suggested the non-agenda items be considered at this time.

First Reading of Ordinance 07-013 Regulating the Operation of Large Trucks Within the Town.

Mr. Langeliers noted that it is intended to deal with continued truck traffic that are overweight with more than three (3) axles that may negatively impact the Town's roads.

Mayor Heron referenced a past problem and now another problem starting, noting that this ordinance will allow this type of traffic to be regulated and require that a maintenance bond be posted should this type activity be requested and / or required.

After discussion regarding policing and notifications to various trucking firms, Alderman Benson made a motion to accept this ordinance. Alderman Napier seconded the motion, which passed unanimously.

Mayor Heron suggested a special-called Board meeting for the public hearing and second reading of this ordinance.

Mayor Heron set a public hearing for this item to be held on September 25th, 2007, at 7:00 p.m., followed by a special-called meeting of the Board of Mayor and Aldermen for this item.

First Reading of Ordinance 07-014 to Amend the Budget as Adopted in Ordinance 07-006.

Mayor Heron stated that Wal-Mart has abandoned their plans to build in the Town of Thompson's Station, creating some financial repercussions for the Town; and this amendment is to address same.

Mr. Goetsch explained the differences indicated, with the major change to be to move money from the General Fund in a loan, to the Wastewater Fund for installation of sewer lines, etc. He noted that he and counsel have researched several different forms / options of financing, and since the Town has the money in the General Fund, it is much easier than involving a third party and / or outside source. Mr. Goetsch pointed out a few minor changes under Expenditures: insurance costs will be a little higher than anticipated, changes in salaries and payroll taxes, and vehicle expenses. He noted that these are minor changes that are usually addressed later in the year, but applied them to this proposed budget amendment.

Alderman Napier added that this was discussed at the Finance Committee and was the consensus to be a short term borrowing mechanism.

Alderman Napier made a motion, seconded by Alderman Benson, to accept this ordinance to amend the budget as submitted. The motion passed by unanimous vote.

Mayor Heron set a public hearing for this item to be held on September 25th, 2007, at 7:00 p.m., followed by a special-called meeting of the Board of Mayor and Aldermen for this item.

Mr. Langeliers stated that the Public Works Committee discussed and expressed concern relative to work in the Town's right-of-ways; and was agreed upon an ordinance regulating when the roads can be bored or cut, with bonds or letters of credit for maintenance and protection of the roads should they be damaged during construction.

First Reading of Ordinance 07-015 Regarding Road and Right-of-Ways Management Within the Town.

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

Mayor Heron set a public hearing for this item to be held on September 25th, 2007, at 7:00 p.m., followed by a special-called meeting of the Board of Mayor and Aldermen for this item.

Developer Requests Consideration to Connect New Port Royal Road in New Port Crossing to Thompson's Station Road East.

Mr. Langeliers stated that there has been a request to continue New Port Royal Road to the north and connect it to Thompson's Station Road East. He had requested a traffic study for Staff to evaluate, which has been received and perused; however, Staff is not at a point to make a recommendation. A consultant may need to be considered to evaluate this request. Mr. Langeliers suggested the developer and their consultants make a presentation to this body. He introduced Leon Stanford as the developer's representative.

Leon Stanford, of Stanford and Associates, are the consulting engineers for John Mayer Builders, who is developer of the project. He presented drawings showing the location of the proposed access to Thompson's Station Road East, along with copies of the site plan that has been approved by the City of Spring Hill, contingent on this access being permitted.

Gerald Boldon, with RPM Transportation Consultants, was asked by Mr. Stanford and the Mayor of Spring Hill to conduct a traffic study for the development. A traffic impact study was conducted, looking at the roadway network, access to the property, the standard trip generation process looking at background traffic in the area, what the proposed development would generate, and with that proposed traffic onto the network. In general, the proposed development with 163 units, would generate approximately 89 p.m. trips in to and out of the site distributed over the entire network, and a.m. trips at approximately 73 to 75.

Mayor Heron asked how this development currently exits, and Mr. Boldon stated they currently exit on to Buckner Road South down to Buckner Road, then distributes down to Highway 31 (Columbia Pike) or Lewisburg Pike.

Mayor Heron questioned why another access is needed, as opposed to continuing the routes they currently use. Mr. Boldon stated it would provide another connection to help distribute traffic and help pull some traffic off of Highway 31, giving the Spring Hill traffic another north-bound roadway.

Mayor Heron determined this would dump more traffic onto our road; being more of a convenience rather than a necessity. He pointed out that the location on Thompson's Station Road East where the access is being proposed is a very dangerous section of the road, having a vertical and horizontal curve; stating that he has significant issues with a connection in this particular location.

Mr. Boldon added that the traffic study on Thompson's Station Road East did recommend a left turn lane at this entrance to the development; being an east-bound turn lane to gain access. This should address the safety concerns mentioned.

Alderman Benson reminded the Board that one of the reasons the library site was not favorably considered on Thompson's Station Road was because of the traffic issues.

Jeff Martin, Chairman of the Spring Hill Planning Commission, stated that this project was addressed last night at their meeting. The item was passed with an amendment, stating that the extension of New Port Royal Road must first be approved by the Town of Thompson's Station. He noted that they want to work in conjunction and agreement with Thompson's Station, recognizing the importance of this request and the existing traffic on Thompson's Station Road.

Tommy Duncan, Spring Hill Planning Commissioner, distributed a map for the Board's use; and noted that this development currently has only one (1) point of entry / exit. He stated that they considered the safety issue, should that entry become blocked, preventing emergency vehicles access; which another entry could prevent. Mr. Duncan also indicated a section of a "no build area" that he thinks is within keeping of the harmony of rural Thompson's Station and would provide a type of buffer so as not to infringe upon the neighbors.

Mayor Heron stated that he is opposed to this, at this time, stating that both Thompson's Station and Spring Hill have a huge traffic issue that will not be solved by making this connection or providing a left turn lane. He noted that, unfortunately, it needs to be solved by the State of Tennessee through the expansion of Interstate 65 and putting an interchange in close proximity to Thompson's Station Road East or near Duplex Road. He added that he has discussed this with the Spring Hill Mayor and our State Representatives. Mayor Heron noted that a conscience decision was made when this development was built with only one way in, and he thinks this will not only burden the Town financially but also in a matter of public safety. Mayor Heron noted that he cannot consider an approval of this request without Staff's recommendation.

Mr. Langeliers stated that counsel and Staff are working on, from a procedural standpoint, the appropriate process / route this request should take; and if the Town's Planning Commission should also review the request.

Aldermen Napier and Benson stated that they are in agreement with Mayor Heron.

Mayor Heron stressed that he would consider a solution to work with the City of Spring Hill to help alleviate the traffic problems encountered by both our Towns; however, he again stated that the State should issue bonds to widen the roadways they have committed to and quickly solve this problem.

Community Input and Concerns:

Jonathan Duda, Spring Hill Alderman, extended an offer of participation to maintain a rural character along the Columbia Pike corridor should the Town consider consultants. He referenced Spring Hill's Master Thoroughfare Plan that outlines specific projects, addressing inadequacies that currently exist, and considerations as they grow. Mr. Duda stated this is a regional issue and wants to work with the Town toward a resolution.

Alderman Benson recognized Boy Scouts in attendance that are working towards becoming Eagle Scouts.

Millie Halvorson, 2708 Brenda Street, noted that she is glad the proposal to extend New Port Royal Road is not being considered by this Board at this point. She expressed gratitude that Spring Hill representatives are here tonight and that they are working on a thoroughfare plan; however, noted that, to her knowledge, no member of the Town's Staff, Board, or Commission has been involved or contacted until a request is made to connect to one of the Town's roads. Mrs. Halvorson stated that she hopes to be able to work with the City of Spring Hill in the future since the traffic is a regional problem.

There being no further business, the meeting was adjourned at approximately 8:15 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder