

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**January 8, 2008**

**Public Hearing:**

Mayor Heron opened the public hearing for the following ordinance:

- A. **Ordinance 07-016 to Establish a Cap for Residential Wastewater User Charges Under Certain Circumstances, and to Provide that User Rates be Established by Resolution.**

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 8<sup>th</sup> day of January, 2008, 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; Todd Moore, Town Attorney; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

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

**Announcements:**

- **Senator Johnson and State Representative Casada.**

Mr. Langeliers explained that they could not make the November meeting and had asked to be on the next meeting agenda; however, they did not contact anyone to confirm their attendance.

**Town Administrator's Report:**

**Planning Commission on 11/19/07:**

**Re-Zoning Request:**

Request to Re-Zone to "Specific Plan" for Forrest Landscape and Irrigation on 9.69 acres located at 1748 Lewisburg Pike.

The Planning Commission recommended the Specific Plan designation for this property in a split vote at the November meeting. Staff is seeking clarification of a few ordinance issues and this request will need modification by the Planning Commission or a variance from the Board of Zoning Appeals before the first reading of an ordinance amending the zoning of this parcel.

**Other:**

The Planning Commission reviewed and adjusted bond amounts in Bridgemore Village, and the Fields of Canterbury; and approved a two lot, five acre, septic subdivision.

**Board of Zoning Appeals on 11/13/07:**

Request for a Special Use Exception to Install Fill in the 100 Year Flood Plain by The Club at Pleasant Creek located on Lewisburg Pike.

The Board of Zoning Appeals granted the special exception subject to a balance cut and fill and certification of a “no rise” situation relative to flood elevation or occurrence as a result of the proposed fill.

**Public Works Committee will meet on 1/09/08.**

**Other:**

The sewer project is proceeding relatively close to schedule and an update on that project, among others, will also be made at the meeting. Hopefully everyone had a great holiday season and we'll look forward to 2008 to be a great year for the Town and its citizens.

Mr. Langeliers updated the Board on the sewer project, noting that all the pipe is tied in to the pump station and connected. There is still work to be done by Garney Company and a transformer pad to be poured, then we will be waiting to have the electricity connected by MTEMC. He pointed out a residual benefit in that part of the trail system has been initiated to gain access along the bottom of the berm at the bank, in order to tie the pipes in. Garney Company has done quite a bit of the clean-up, but there's still more to do.

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Comments and commendation was made regarding Staff's rescue of a beaver found swimming in the treatment pond at the sewer treatment facility.

**Old Business:**

Mr. Langeliers stated that agenda item # 2 (First Reading of Ordinance 07-017) will not be heard tonight and this item will be going back to the Planning Commission for clarification and to also determine if a variance will be required.

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Mr. Langeliers referenced the on-going negotiations with Wal-Mart and the Town's hard costs based on modifications to the architectural and engineering plans for the pump station in order to gravity feed to the Wal-Mart site, which were under construction. The hard costs was estimated at around \$92,700, along with the value of the easement and rights-of-way being procured from the property owners at approximately \$30,000. Mr. Langeliers suggested this Board take action to accept the recommendation and he will also recommend that the Planning Commission release their Letter of Credit.

Mr. Moore agreed and suggested, if the Board is willing to accept this proposal, a motion be made to accept the \$122,755.99 and in consideration of that payment, will give Wal-Mart full release, including their Letter of Credit.

Mayor Heron emphasized that the Town wanted a fair settlement from Wal-Mart based on reimbursements already expended and presented same to Wal-Mart, which they've accepted, and he is in agreement with this proposal.

The Board and Staff discussed the status on the Town's easement on the Bryant's property.

Alderman Benson made a motion, seconded by Alderman Napier, to accept the settlement of \$122,755.99 to be paid by Wal-Mart. The motion passed by unanimous vote.

**Second Reading of Ordinance 07-016 to Establish a Cap for Residential Wastewater User Charges Under Certain Circumstances, and to Provide that User Rates be Established by Resolution.**

Alderman Benson made a motion to approve and adopt this ordinance upon second reading. Alderman Napier seconded the motion, which passed unanimously.

**First Reading of Ordinance 07-017 to Re-Zone to "Specific Plan" for Forrest Landscape and Irrigation on 9.69 acres located at 1748 Lewisburg Pike.**

This ordinance was removed from tonight's agenda.

**Other New Business:**

Alderman Napier referenced the budget information distributed and suggested a work session be considered to update / revise the Town priorities. Mr. Langeliers commented on the Critz Lane road project and when it could be budgeted to begin. Alderman Benson pointed out that the Public Works Committee has discussed the various culvert work needed, as well as the Critz Lane improvements. Mr. Langeliers noted that priorities have changed with the economic impact of the loss of Wal-Mart and the slowing of the building industry. Mayor Heron agreed that known road work, culvert repairs, sewer work, etc., should be refined based on the Town's budget, and a work session date be set.

**Community Input and Concerns:**

There were none at this time.

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Board of Mayor and Aldermen Minutes  
January 8, 2008  
Page 4

There being no further business, the meeting was adjourned at approximately 7:32 p.m.

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Leon Heron, Mayor

Attest: \_\_\_\_\_  
Doug Goetsch, Town Recorder

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