

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
March 11, 2008

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 11th day of March, 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 January 8th, 2008 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

The minutes of the Special Called meeting on February 25th, 2008, were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements:

• **Senator Johnson, State Representative Casada, and Kent Starwalt.**

They made a presentation, distributing copies, regarding Tennessee Transportation Revenue and Funding Issues.

Town Administrator's Report:

Planning Commission on 1/22/08:

SINGLE LOT SITE PLANS – NON-RESIDENTIAL:

Tennessee Equine Hospital, located at 1508 Thompson's Station Road West on 2.43 acres.

Planning Commission on 2/26/08:

(next meeting 3/25/08)

SINGLE LOT SITE PLANS – NON-RESIDENTIAL:

Community First Bank and Trust, on 1.32 acres located at 4809 Columbia Pike in Heritage Commons, lot 2.

Country Corner Market, on 1.3 acres located at 4699 Columbia Pike.

Tollgate Village CVS, on 1.44 acres located at Tollgate Village Boulevard and Columbia Pike in Tollgate Village, lot 30.01.

Bridgemore Village Amenity Facility located off Sporting Hill Bridge Road in Section 1B Open Space.

OTHER:

Resolution 08-001, Plan of Services for the Town for Annexation Ordinance 08-001.

At their last two meetings, the Planning Commission approved three new commercial facilities, an addition to the Equine Hospital, and a rebuild of the Country Corner convenience market (as indicated above). They also approved an amenity facility for the Bridgemore Village development; and recommended a plan of services to the Board of Mayor and Aldermen for the property proposed for annexation.

The **Design Review Commission** reviewed all of these submittals with the exception of the Equine Hospital.

The **Finance and Public Works** committees are scheduled to meet subsequent to the distribution of this report; however, Staff will update the Mayor and Board at the meeting. In addition to a budget revision, these bodies are reviewing options and possibilities as they relate to providing sewer to the old town area, the Major Thoroughfare plan, and part time versus contract help.

Old Business:

There was none at this time.

Resolution 08-001 to Adopt a Plan of Services for Ordinance 08-001.

Mr. Langeliers explained this was recommended by the Planning Commission for the proposed properties to be annexed in Ordinance 08-001.

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

First Reading of Ordinance 08-001 to Annex Certain Territory Generally Located South of Thompson's Station Road East and West of Lewisburg Pike, and to Incorporate Same Within the Corporate Boundaries of the Town.

Mr. Langeliers noted this to be the ordinance for the proposed annexation of 41 parcels. He added that letters were sent to notify the property owners of the proposed annexation of their parcels, along with an estimate of the increase in their property taxes.

Alderman Benson made a motion to accept this ordinance upon first reading. Alderman Napier seconded the motion, which passed 2 – 0 – 1, with Mayor Heron recusing himself.

Mayor Heron set a public hearing for this ordinance to be April 8th, 2008, at 7:00 p.m.

First Reading of Ordinance 08-002 to Amend the Town's Zoning Map to Classify Certain Properties Proposed for Annexation in Ordinance 08-001 to Low Intensity Zoning.

Mr. Langeliers pointed out that this ordinance is to establish the base zoning for the parcels being proposed for annexation. He did note that an approved site plan has been obtained from Williamson County for the nursery properties that are proposing some retail business; and that use, being pre-existing, will be grandfathered in as is.

Alderman Napier made a motion, seconded by Alderman Benson, to accept this ordinance upon first reading. The motion passed 2 – 0 – 1, with Mayor Heron recusing himself.

Mayor Heron set a public hearing for this ordinance to be April 8th, 2008, at 7:00 p.m.

First Reading of Ordinance 08-003 to Amend the Town's Budget for Fiscal Year 2007 – 2008.

Mr. Goetsch explained the worksheet, indicating the proposed changes.

Alderman Napier noted that this was approved for recommendation at the Finance Committee meeting.

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

Mayor Heron set a public hearing for this ordinance to be April 8th, 2008, at 7:00 p.m.

Other New Business:

Mr. Langeliers referenced items discussed at the Public Works and Finance Committee meetings:

- Part-time help out of this year's budget to assist with planning, the Design Review Commission, and the special census; to replace the contracted services of Carol Croop, who is moving out of state. Also someone for park maintenance that will require the purchase of a mower, trailer, etc. This will establish a track record to be considered for the 2008 – 2009 budget, and if the Town should go back to contracted services.
- It was agreed to appropriate approximately \$30,000 to repair / replace the three (3) worst culverts on Thompson's Station Road East.
- Spring Hill is proposing a study on traffic signal synchronization on Columbia Pike and will need to factor in the Town's signal. At this point, they are not asking for financial assistance from the Town; but just wanted to make the Board aware of their intent. Mayor Heron wanted to clarify that this will be for the City of Spring Hill's traffic signals and that the Town is, in no way, going to give up control of the Town's traffic signal. Mr. Langeliers stated that the Town will receive a copy of the

study, which may recommend that; however, the queuing has been addressed on several occasions, and is set as best as can be at that particular intersection. Alderman Napier agreed to cooperate, but not relinquish control of the signal, nor compensate them for their study. Mr. Langeliers stated that the Town could reserve the option of assistance should it prove beneficial to the Town.

- Williamson County Highway Department notified us that they will begin replacing their traffic signal bulbs with the new LED's, that will cost approximately \$100 per bulb and \$900 labor. The Town has 28 bulbs, for an approximate total of \$3,200; and they are supposed to be cheaper on the electric costs and last longer. Mr. Langeliers noted he can compare costs spent with the County in the past and what is being offered.
- The trail is being continued around the treatment facility and Mr. Langeliers is proposing a fundraiser / celebration through the Thompson's Station Community Association, to promote the trailways. The date being considered is May 31st, 2008.

Mr. Goetsch referenced wastewater accounts that are past due, pointing out the agreement with H.B. & T.S. to cut the water off in these instances, and asked for the Board's guidance. Mayor Heron suggested a notification to them that their water will be cut off or a lien will be placed on their property; and / or a certified letter from Town's counsel.

Mr. Langeliers pointed out the ordinance copy distributed earlier relating to the Williamson County Sheriff's Department enforcing the Town's Zoning Ordinance and regulations, that will also allow the Town the option of Chancery or General Sessions court if needed.

Mr. Moore explained that the Town's current agreement with the Sheriff's Department is to provide law enforcement on the roads for traffic violations; and this ordinance will specify enforcement of the Town's ordinances.

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

Mayor Heron set a public hearing for this ordinance to be April 8th, 2008, at 7:00 p.m.

Mr. Moore stated that he talked with the Bryant's attorney and updated the Board, noting that they are in agreement to accept \$30,000 for a Right of Entry agreement. Should it proceed to condemnation, this \$30,000 will be credited towards the appraised amount.

Alderman Benson made a motion to approve a \$30,000 Right of Entry agreement to the Bryants. Alderman Napier seconded the motion, which passed unanimously.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder

/las