

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**May 13, 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 13<sup>th</sup> day of May, 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; Wendy Deats, Town Planner; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the April 8<sup>th</sup>, 2008 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Napier and second by Alderman Benson.

**Announcements:**

Mr. Langeliers made the following announcements:

- Agenda item # 7, Second Reading of Ordinance 08-009 to Re-Zone to "Planned Neighborhood" for River Ridge Farms located at 1780 Dean Road on 226.69 acres, has been withdrawn; therefore, there will be no public hearing on this item. The applicant is aware of the removal by Staff due to items identified at the Municipal Planning Commission meeting, as well as by this Board, that were not addressed to Staff's satisfaction or how Staff understood the requirements requested from both this Board and the Planning Commission. He referenced the proposed CSX crossing and the request of a definitive response from the railroad.
- The May meeting of the Municipal Planning Commission has been cancelled due to a lack of submittals.
- The party planned to celebrate and / or fund the trailways, walkways, etc. is being proposed for June 21<sup>st</sup>, 2008.
- Zack Neely, with Boy Scout Troop 103, is attending our meeting towards his Eagle badge.

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Mrs. Deats updated the Board on the special census, noting that the information will be delivered to the State for certification this week. The count is at a little more than 1,700, which is around 420 more people than the last census; and equates to roughly \$46,000 additional revenue to the Town.

Mayor Heron commended the Town Staff for their hard work on this census.

**Town Administrator's Report:**

**Planning Commission: April meeting cancelled; also May.**

**Other:**

- Even though construction has slowed, there are still a number of things happening that are keeping Staff busy. The special census must be delivered to the State on Wednesday and once that's completed we will pick up on the Major Thoroughfare plan in earnest.
- It became necessary to construct a driveway to the new pump station in order to place the transformer and to pull the necessary wiring. That work has been finished and we have started the new pump station and everything appears to be working just fine. We have already taken some pump and haul on an interim basis while we determine a more long term policy.
- We are still planning a celebration in the future trailhead area between the sewage treatment facility and the CSX railroad tracks and via the construction mandated by the sewer valve connection and replacement work. That work created a portion of the trail-way around the treatment facility which was extended per earlier discussion to connect to the under-crossing of CSX. In completing this work we managed to clean up some fill placed on the residual treatment facility area and make it look much better. We took rock blasted from the recently installed sewer line and constructed and backfilled a rustic stage area and pulled electric service to the site. We also managed to work through Williamson County Highway Department to apply gravel to the trail and the stage/turnaround. We're now hoping to hold the celebration on the 21<sup>st</sup> of June as opposed to the 31<sup>st</sup> of May.
- There are a number of items on this agenda but the most controversial item, the River Ridge rezoning proposal, has been removed from the agenda because all of the items that the developer was asked to address are not expected to be addressed by meeting date.

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Mayor Heron referenced concerns regarding the conditions of some of the vacant lots in Town, and Mr. Langeliers added that several calls have been received about over-grown lots. He referenced an ordinance adopted by the Town relative to this issue, but not having any details. After discussing the ordinance with Town Counsel and reviewing a similar ordinance by the City of Brentwood, they suggest another ordinance be fashioned with more details and definitions. Mr. Langeliers stated that Staff would also like to put the development community on notice regarding the lots that are unkempt due to the slow movement in the building and real estate market. He did point out, however, that all lots are covered under a Letter of Credit for roads, drainage and erosion control which could be called should the Town need that resource prior to an updated ordinance.

After discussion, the Board was in agreement for Mr. Moore to draft an updated ordinance to be reviewed at next month's meeting.

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Alderman Napier referred to an ordinance discussed previously, relating to noise issues and times of construction. Mr. Langeliers stated that the ordinance has been drafted and can also be presented next month.

**Old Business:**

- Mr. Langeliers referenced last month's request for an update / report on the Town's wastewater / sewer treatment. He reported the numbers (gallons) relating to operation of the treatment facilities; however, asked what other details should be reflected in the report (ie: number of users, amount paid, electric / water costs, etc.), and work towards that in next month's report.
- Regarding the playground equipment and repairs, Mr. Langeliers pointed out that the Town's insurer, Tennessee Municipal League (TML), has asked for a monthly review of the park and park facilities that can also be used as a maintenance / repair log. The broken see-saw has been removed, mulch has been installed, sand has been replaced in the sandbox, and various small repairs have been made. Mr. Langeliers suggested a plan be considered, how much needs to be funded, and proceed from there.
- Mayor Heron asked if the flow of the heavy truck traffic seems to have ceased; and Mr. Langeliers replied that it has and the project is complete, to the best of our knowledge.
- Alderman Napier asked if the culvert repairs on Thompson's Station Road West are being considered now since the heavy truck traffic has ended. Mr. Langeliers noted that Staff will proceed with the process on the culvert repairs.

**Item 1 - First Reading of Ordinance 08-012 to Amend Ordinance 96-001 Regarding the Sale of Beer for Special Events.**

Mr. Langeliers explained the celebration being proposed for the promotion of the trailways is the reason for the requested amendment, hoping to be able to work with food vendors and having a beer tent with a portion of the sales going toward the trailways / walkways. He also noted that the Town's Beer Board may be asked to meet next month to consider a special permit for a licensed vendor.

Mr. Moore added that this is to create an ordinance specific to special events that will apply for a duration of under a 72 hour period. He stated that all other requirements of the existing ordinance will still apply; however, the fee to apply for beer sales will be waived for the one-time vendors at the special events.

Alderman Napier made a motion, seconded by Alderman Benson, to approve the first reading of Ordinance 08-012. The motion passed by unanimous vote.

Mayor Heron set the public hearing for this ordinance to be June 10<sup>th</sup>, 2008, at 7:00 p.m.

**Item 2 - First Readings of Budget Ordinances:**

**A. Ordinance 08-014 to Amend the Budget for Fiscal Year 2007 – 2008.**

Mr. Goetsch noted that there are no changes to the General Fund and reviewed the detailed changes proposed to the Wastewater Fund.

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

Mayor Heron set the public hearing for this ordinance to be June 10<sup>th</sup>, 2008, at 7:00 p.m.

**B. Ordinance 08-013 Adopting a Budget and Establishing the Property Tax Rate for the Period July 1, 2008, through June 30, 2009.**

Mr. Goetsch stated that the property tax rate will not increase, and reviewed various budget items.

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

Mayor Heron set the public hearing for this ordinance to be June 10<sup>th</sup>, 2008, at 7:00 p.m.

**Item 3 - Second Reading of Ordinance 08-005 to Approve the Plan of Services and Annex Certain Territory Generally Located East of Fry Road and West of Cayce Springs Road and to Incorporate Same Within the Corporate Boundaries of the Town.**

Mr. Langeliers explained this to be an over-sight from the first annexation, leaving out two (2) parcels; then completely surrounding them with further annexations, forming an enclave of unincorporated properties. He stated that the property owners have been notified and are aware of the proposed annexation.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

Ronald Ray, at 1731 Fry Road, asked what kind of services he will be getting.

Mr. Langeliers stated that this Board, along with the Municipal Planning Commission, will be a public service provided, sewer service will be offered at some point, the maintenance of Fry Road, fire / police protection working in conjunction with Williamson County; all of which are benefits worth the additional taxes.

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

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

**Item 4 - Second Reading of Ordinance 08-006 to Amend the Town's Zoning Map to Classify Certain Properties Proposed for Annexation in Ordinance 08-005 to Agricultural Zoning.**

Mr. Langeliers explained that the Zoning Ordinance has the default zoning as Low Intensity; however, the parcels proposed for annexation in this ordinance are surrounded by property in the Agricultural zone. The Agricultural zone allows for less density options, and is no change from the previous zoning under Williamson County.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

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

**Item 5 - Second Reading of Ordinance 08-007 to Revise Section 2402 "Specific Plan" of the Zoning Ordinance.**

Mr. Langeliers explained this was previously adopted as a ten (10) acre minimum plan and this revision will make the minimum one (1) acre. He pointed out the following agenda item as to what brought this to the Planning Commission / Staff's attention; and will make this "Specific Plan" more workable with a one (1) acre minimum.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

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

**Item 6 - Second 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.**

Mr. Langeliers noted that the applicant is present should a Board member have any questions or concerns they would like addressed. The proposal is for a landscaping business on this parcel, utilizing a barn near the back of the property, and the existing house for office use; adding that there

are similar uses (electric business, a cabinet shop, etc.) located along Lewisburg Pike near this property.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

Alderman Benson confirmed that there have been no adverse comments received from the adjacent neighbors; and Mr. Langeliers stated that to be correct, adding that he has received a few letters in support of the request. He stated that this was also reviewed and recommended for approval by the Planning Commission.

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

**Item 7 – Withdrawn:** Second Reading of Ordinance 08-009 to Re-Zone to "Planned Neighborhood" for River Ridge Farms located at 1780 Dean Road on 226.69 acres.

**Item 8 - Second Reading of Ordinance 08-010 to Approve the Plan of Services and Annex Certain Territory Generally Located South of State Route 840 and East of Highway 431 and to Incorporate Same Within the Corporate Boundaries of the Town.**

Mr. Langeliers explained this to be a housekeeping item to include a parcel that was voted into the Town in the referendum, however was not included on the annexation ordinance when it was written up.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

Alderman Napier made a motion, seconded by Alderman Benson, to accept and approve this ordinance on second reading. The motion passed by unanimous vote.

**Item 9 - Second Reading of Ordinance 08-011 to Amend the Town's Zoning Map to Classify Certain Properties Proposed for Annexation in Ordinance 08-010 to High Intensity Zoning.**

Mr. Langeliers stated this to be the zoning designation that was given to all the properties previously annexed via the referendum that are bounded by I-65 on the east, Lewisburg Pike on the west, and SR-840 on the north.

Mayor Heron opened the public hearing, which was advertised in the April 27<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

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

**Other New Business:**

Mr. Langeliers informed the Board that the pump station is operating smoothly and the Town is able to accept pump and haul effluent, which has actually begun; and he will be working with the Public Works and Finance Committees to determine the rates.

Mr. Langeliers has been in contact with Williamson County, who has a storage tank at the Ag Expo Park that is being pumped and hauled. He met with representatives from the County today, and their contract with their hauler is expiring at the end of June. He talked briefly with counsel regarding options to be considered that will benefit both the County and the Town. Williamson County must give a thirty-day notice to their hauler and requested the Town get back with them as soon as possible; so Mr. Langeliers wanted to make the Board aware of the time frame should they need to consider a special-called meeting.

Mayor Heron referenced the approximate number of gallons (600,000 gallons per year) that the County is having pumped and hauled, and a rough estimate of revenue that could generate for the Town; being a significant benefit to the Town. He also indicated items discussed with Mr. Langeliers, such as fencing and security, that will need to be addressed regardless and thinks this is something that the Town should progressively pursue.

Alderman Napier stated that this was discussed at the Finance Committee, with all being supportive. Some concerns were expressed regarding security and monitoring the trucks. Mayor Heron agreed, suggesting the consideration of cameras for monitoring.

Alderman Benson asked if anyone has talked with TDEC since this discussion at the Public Works meeting. Mr. Langeliers said that he has talked with Phil Simmons and as long as we remain within our permitted gallons, then it is up to the Town.

Mayor Heron noted that the facility was opened to local haulers approximately 1 ½ weeks ago and the Town has already collected \$3,500 in ten (10) days.

Mr. Moore suggested there be a motion to authorize Mr. Langeliers to enter into negotiations with haulers and continue discussions with the County to handle their pump and haul for the Ag Expo

Park. Should Williamson County require an additional vote from this body, a special-called meeting can be considered at that time.

Alderman Benson questioned a fee schedule and Mr. Langeliers said that the intent is to schedule Public Works and Finance Committee meetings in June with the fees on the agenda. In the interim, the fee is based on what others collect that receive pump and haul. Alderman Napier asked that, along with the fee schedule, be presented policies and procedures for monitoring this program.

Alderman Benson made a motion authorizing the Town Administrator to enter into negotiations with Williamson County and solicit bids for pump and haul from the Ag Expo Park. Alderman Napier seconded the motion, which passed unanimously.

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Mr. Langeliers referenced calls he has received regarding off-sale liquor (ie: a liquor store), noting that there has to be a referendum with this item added to the ballot and he would suggest it be considered for this fall. He will also have this item on the Public Works and Finance Committee agendas for their consideration.

Alderman Benson asked if there was a requirement to have a police department in order to have a liquor store; and Mr. Moore stated that there is not a requirement for a police department, but it must be located within a municipality. He also pointed out that he thinks an actual petition must be filed by an applicant before it can be considered by the Board for a referendum.

**Community Input and Concerns:**

Steve Homrich, of 2619 Thompson's Station Road East, stated this is his first time attending a Board meeting since the election of Mayor Heron and wanted to say it's a pleasure working with the Town. He appreciates the advice and welcomes the comments and explanations being given before the community.

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

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Leon Heron, Mayor

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

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