

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
August 12, 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 12th day of August, 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 June 10th, 2008 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements:

Mr. Langeliers made the following announcements:

- The overall feedback from The Taste of Thompson's Station was positive and is considered a success.
- The heat and air unit in the Community Center went out and was replaced; and is much quieter now and also allowed for another closet to be built.
- The Harpeth Watershed Association is now studying the West Harpeth basin and how it relates to the overall watershed, which includes tributaries located in Thompson's Station. The Town is participating to have components for developing a stormwater plan and regulations to work towards enhancing the watershed.
- A Safe Routes to School meeting is planned for Tuesday, August 19th, 2008, at 4:00 p.m.
- Requests have been made by some to be annexed by the Town that are not in our Urban Growth Boundary and will require a referendum, preferably on the November ballot.
- The Town has been accepting pump and haul effluent into the Town's treatment system and quotes are being obtained to secure the area with fencing, automatic gates, and cameras. Quotes are being taken for the pump station as well as the treatment facility; however, the treatment facility may be handled later since the cost estimates so far for the pump station are running \$ 30 – 35,000.

- The construction plans for the culverts on Thompson's Station Road West are completed; and the Town's engineering firm will be getting bid packets prepared to go out on those.
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Mayor Heron noted that he received a letter from the State Licensing Board stating that our Building Codes Inspection, Richard King, has passed his IBC certification and congratulated him for his efforts.

Alderman Benson introduced and welcomed the Town's new Park Custodian, Marie King.

Item 1 - Second Reading of Ordinance 08-015 Regarding the Maintenance of Improved Lots.

Mr. Moore explained this to be an extension of the unclean lots provision that would allow the Town to order, both improved property lots that are not being maintained to be cut, as well as vacant parcels that are currently not provided for under the existing ordinance.

He also noted a minor correction to be made in Section 2 that reads ". . . it shall be unlawful for any person or occupant . . .", that should be "property owner or occupant" to be consistent with the rest of the ordinance.

Mayor Heron opened the public hearing, which was advertised in the August 3rd, 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 approve and adopt, as amended, this ordinance.
Alderman Napier seconded the motion, which passed unanimously.

Item 2 - Second Reading of Ordinance 08-016 Regulating the Hours of Construction Work Performed Within the Town.

Mr. Moore noted that this will limit the hours of construction and demolition work, and prohibited any time on Sundays; with an exception for repairs by an individual homeowner.

Mayor Heron opened the public hearing, which was advertised in the August 3rd, 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 adopt this ordinance on second reading. The motion passed by unanimous vote.

Item 3 - First Reading of Ordinance 08-017 Amending Section 5500 of the Zoning Ordinance "Sign Standards".

Mrs. Deats reviewed the proposed updates and modifications for additional clarification, to formalize the sign application process, and make clean-up changes. This was reviewed by the Town's Planning Commission and changes made per their suggestions; and they will review the updated document again at their August meeting. A red-lined copy will be provided should there be more changes / corrections before this goes to second reading.

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

Mayor Heron set the public hearing for this ordinance to be September 9th, 2008, at 7:00 p.m.

Item 4 - First Reading of Ordinance 08-008 Adopting the Updated Design Review Guidelines.

Mr. Langeliers noted that this was reviewed several months ago by the Town's Planning Commission and their suggestions / changes have been included in this modified version of the guidelines. This will also be reviewed by the Planning Commission again, prior to the second reading by this Board.

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

Mayor Heron set the public hearing for this ordinance to be September 9th, 2008, at 7:00 p.m.

Other New Business:

Mr. Langeliers referenced requests made by Williamson County Parks and Recreation / Williamson County Soccer Association to use portions of the Town's park for soccer and rugby practice. Concerns were voiced regarding those residents previously allowed that may now be precluded due to an influx of more teams. It was noted that the smaller children should not make a big impact on the maintenance of the grounds; however, this is a passive park with open space and no actual ball fields. Also, that individuals going to enjoy the park may not be able to do so if it's over-run with ball teams. It appears that Williamson County Parks and Recreation does not have enough ball fields for the number of people wanting to participate and the Town does not have the budget to repair / maintain the lawn as ball fields. Mayor Heron suggested Doug Hood, Director of Williamson County Parks and Recreation, make a request to the Board; or that suggestions be made to the Board from the Public Works Committee.

Mr. Langeliers also referenced requests for use of the water by some of the park visitors for the inflatable games / rides.

Mr. Langeliers referenced the rental of the Community Center, noting that this has been a difficult issue addressed by this Board and the Public Works Committee. He pointed out that lately, approximately one-third of the renters have not had their deposit refunded because Staff has had to remove rocks from the roof, and dirty diapers and beer bottles that were left on the property. Mr. Langeliers expressed concern over the liability of the Town, and lack of responsibility by the renter.

Alderman Benson pointed out previous recommendations, such as requiring the carpet to be cleaned after each use, that are not effective for some groups; but that she would also not want to deprive previous residents that have taken pride in the facility and not had any problems in the past. She suggested this also be considered by the Public Works Committee.

Mayor Heron agreed, asking that Public Works make a recommendation for this Board's next meeting.

Mr. Langeliers reminded the Board of their decision at their last meeting to allow Grace Fellowship Church rental of the Community Center, with payment as a non-profit; and they are now requesting use of the Community Center every Sunday and at least two (2) other days of the month for the rental fee of \$250, with a \$200 refund.

Mr. Goetsch noted concern of renting the facility for approximately six (6) days for \$50 and that not covering the cost of utilities, much less the cleaning service.

Alderman Benson referenced previous discussions of allowing churches use of the Community Center for occasional meetings, but not for continued regularly scheduled meetings. Mr. Goetsch also reminded the Board of other churches requesting the use of the center for regular services that were denied.

Mr. Moore suggested this issue also be considered by the Public Works Committee; and may consider a policy of not reserving the facility on a continual, on-going basis. Mayor Heron agreed on a recommendation from Public Works, adding that it's not fiscally responsible at that fee.

A request has been made to lower the speed limit on Lewisburg Pike in front of a small portion of Callie Subdivision at a section where both sides of the road have been annexed by the Town. The City of Franklin has their section (jurisdiction) of the highway set at a speed limit of 45, then it goes up to 55 miles per hour. The request was that the Town's section be reduced to 45 miles per hour to be consistent with the portion in front of Callie Subdivision, in hopes that TDOT (Williamson County) will follow suit and reduce their small section from 55 to 45 miles per hour.

After further discussion, Alderman Napier made a motion to reduce the speed limit to 45 miles per hour on Lewisburg Pike from approximately I-65 to Callie Subdivision within the Town's limits. Alderman Benson seconded the motion, which passed unanimously.

Mr. Langeliers referenced the copies from the City of Spring Hill's power-point presentation on their Signal Synchronization Study, recommending the Town replace the controller on our signal at some point in time. The general opinion at this time, since it is a costly replacement and there are no complaints / problems with the signal, is to wait until it's needed. Another finding suggested that the overall traffic may benefit from all the traffic signals being connected to a master control to synchronize all the signals. From the Town's perspective, based again on the cost, it would not be feasible unless we allow someone else to control the timing. This information is provided for this Board's review and consideration.

Mayor Heron agreed that there is not a problem with our traffic signal, timing, etc., and at the appropriate time, when the Town has the money to replace the controller, it will be taken under advisement by this Board.

The Board concurred with Mr. Langeliers assessment of the study.

Mr. Langeliers referenced the consideration of an annexation referendum due to several requests to be annexed into the Town primarily in hopes of getting sewer at some point. He referred to the plan showing the sewer line proposed to serve the Club at Pleasant Creek development; and should that sewer line be installed, in theory, sewer would be available by either tapping into or boring through the road to hook up. This is located approximately on the east side of Lewisburg Pike south of the I-65 overpass. Mr. Langeliers noted the request from Keith Roberson, who is working on a project proposal on property located south of A & D Market, that is zoned Crossroads Center (CC) with Williamson County in which an office use is allowable. Mr. Roberson has asked, if this property is not annexed into the Town, if the Town would provide this project with extra-territorial sewer. Mr. Langeliers stated this would be considered by the Public Works Committee, and that prior discussions with this Board indicated that extra-territorial sewer would be considered when it's obviously an easy hook-up that would gravity-drain into the system. He suggested an action to be considered tonight, or no later than next month's Board meeting, in order to begin the process of a potential referendum on the November ballot.

Mr. Moore agreed, stating that under the statute for annexation by referendum, it must be held after 30, but less than 60, days after the resolution is passed by the Board; so the September 9th Board meeting would be soon enough also. Staff can begin mapping the proposed parcels and drafting the resolution, notification letters to property owners, Plan of Services, etc.

After further discussion, Alderman Napier made a motion, seconded by Alderman Benson, to authorize the Town Administrator to proceed with the Letters of Interest and potential annexation referendum. The motion passed by unanimous vote.

Alderman Napier asked about the new school being proposed in Spring Hill and if the Town has been contacted regarding re-zoning and / or how the Heritage schools may be affected.

Mayor Heron stated that there has been no communication from the Williamson County School Board / System. He suggested a letter be drafted to the School Administration requesting a briefing on how Heritage Elementary and Middle Schools will be affected.

Community Input and Concerns:

Verbatim comments made by Pat Springer:

" My name's Pat Springer. I live at 1723 Old Thompson's Station Road and I live right here in downtown Thompson's Station. It came to my attention, not actually my attention, I was there when this happened. A city employee drove up, we were in the middle of doing some work over here, and told us that he was opening up a whore house and that we should all get our tickets so that we could get 'em punched just as soon as he got 'em open, and he said that right in front of my four (4) year old grandchild. Now, he knows who it is. I'm a little bit more than just a little upset, but I'm gonna say it to his face. You know, it doesn't need to go around anywhere else, but needs to come here, you need to know about it. These people are representing me and everybody else in this town and when they run around making statements like that, it makes 'em look really foolish, really foolish, because they represent me, and I don't like to be represented in that way. If it be one of you guys who are elected, there wouldn't be much I could say about it, but it's a paid employee.

(paused)

Now, something needs to be done, more than 'I'm sorry'. That just don't cut it.

Thank you."

Mayor Heron responded that he will look in to it.

There being no further business, the meeting was adjourned at approximately 8:09 p.m.

Leon Heron, Mayor

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Attest: _____
Doug Goetsch, Town Recorder

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