

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
October 14, 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 14th day of October, 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 September 9th, 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:

- The bore under Columbia Pike is closer to being finished.
- Larry Darnell, with the 4-H / UT Ag Extension Office, was here with some of the 4-H families to make a presentation to Mayor Heron. Sarah Norman gave Mayor Heron a plague representing the steer showing and Katy Sanders presented him one from the sheep exhibitors. Mr. Darnell expressed his appreciation for Mayor Heron's support and participation throughout the years.
- Mr. Goetsch announced that the Thompson's Station Community Association now has license plates representing the Town for a cost of \$10.00.

Town Administrator's Report: (copy in file)

Old Business:

A. **Financing for Regional Pump Station Security Gate.**

Mr. Langeliers reminded the Board of discussions regarding fencing and gating the pump station to better secure and control the area, and \$20,000 has been budgeted for an automatic gate system. Two (2) companies were asked to bid a price for the gate and also another up at the regional facility. The bids received were outside the budgeted amount. The fence and gate was installed at a cost of approximately \$9,000. The options at this point, are for all the drivers to have a key to the gate and rely on the honor system of them reporting when and how much they dump into the pump station; or to move forward with the automatic gate and swipe-card system, with possibly a camera.

Mr. Goetsch estimated the bids totaled \$ 30 - 40,000, but didn't have a break-down of the bid amounts separating the pump station and the regional system. He suggested it be re-bid in steps, such as the card system on the gate first, then the video later; or increase the budget amount.

Mayor Heron stated that he thinks we should move forward with the security at the pump station and include the video, and consider the regional facility later. The Board was in agreement to move forward, subject to Staff providing the Board with a break-down to assure that we're relatively close to the budget.

Item 1 - Second Reading of Ordinance 08-018 Adopting State Traffic Offenses and Rules of the Road.

Mr. Moore explained the Town's option to adopt the State laws regarding traffic violations, to be able to cite and prosecute through the General Sessions Court and Williamson County Sheriff's Department. He and Staff met with the Sheriff's Department to go over the process with them.

Mayor Heron opened the public hearing, which was advertised in the October 10th, 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 on second reading. Alderman Napier seconded the motion, which passed unanimously.

Item 2 - First Reading of Ordinance 08-020 to Re-Zone to "Planned Commercial" for Station Village, containing 30 lots on 99.57 acres located at 1733 Lewisburg Pike.

Mr. Langeliers stated that this was approved for recommendation by the Municipal Planning Commission at their September 23rd, 2008, meeting.

Dwight Kiser, the applicant's representative with Land Design, briefly reviewed the concept for the Board.

Mayor Heron asked that Staff explain the difference between the current zoning of High Intensity to the requested zoning of Planned Commercial. Mr. Langeliers stated that High Intensity zoned districts were created where a higher intensity of use was anticipated, with the philosophy of not necessarily separating uses, having landscaping and buffers to separate uses, allowing percentages of commercial and residential in a Planned Commercial zone. Planned Commercial zone, having a greater intensity of use, brings more specificity to a portion of the High Intensity zone, which is where it would be expected to be seen. Should someone propose a Planned Commercial district in a Low Intensity base zoned area, it would be less likely to get the same support from the Planning Commission. This Planned Commercial zone will be in place for two (2) years and then it will be

brought back to the Planning Commission for an update on the progress. Any substantial changes will be reviewed by the Planning Commission and then, in turn, to this Board.

Mrs. Deats gave a power-point presentation, reviewing the site plan and the project issues; and recommending the Board's approval to move to second reading.

Discussion continued regarding access points and connectivity via a traffic study, sewer pump station proposal, possibilities to commute other than a vehicle, sidewalks, buffering / landscaping, potential land swap, and a gateway into the Town from that side of the community.

Mayor Heron noted that the Tennessee Department of Transportation (TDOT) has plans to widen Lewisburg Pike to a five (5) lane highway, at least up to SR-840, suggesting the Town or applicant make TDOT aware of this proposed project.

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

Mayor Heron set the public hearing for this ordinance to be November 18th, 2008, at 7:00 p.m.

Item 3 - First Reading of Ordinance 08-021 to Amend the Public Notice Procedure for Meetings of the Town's Governmental Bodies.

Mr. Moore stated this is regarding the notice requirements implemented previously by Ordinance 96-03 and to update to provide for a notice on the Town's website and locations of posted notices, subject to giving adequate public notice; and is in addition to what is required by State law.

Mr. Goetsch noted that some of the locations listed on the previous ordinance have changed ownership and some are not as willing to post notices as they were in the past.

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

Mayor Heron set the public hearing for this ordinance to be November 18th, 2008, at 7:00 p.m.

Item 4 - Resolution 08-006 for RDS Contract Renewal for Business License Administration.

Mr. Goetsch stated that we have a contract with this group to administer our business licenses. He estimated our costs, versus what is collected, to be less than ten percent (10%) and a few thousand dollars per year; and would certainly take more of Staff's time to administer the licenses. Mr. Goetsch indicated a slight raise in their rates, going from an estimated \$ 7.65 per license to \$ 8.35. It has been requested that the contract be limited to a two (2) year agreement to be reviewed for possible in-house administration.

Mr. Moore stated that he talked with the RDS representative and they agreed to a few suggested changes, such as the reference to the Alabama Bill of Rights and audit services; and will be modified in the final agreement.

Alderman Napier made a motion, seconded by Alderman Benson, to accept and approve Resolution 08-006. The motion passed by unanimous vote.

Item 5 - Resolution 08-007 to Approve an Identity Theft Policy.

Mr. Moore indicated the summary distributed from MTAS explaining the requirement by the Federal law to go into effect before the end of the month. It is basically to implement a policy to train and try to prevent identity theft and adopt security measures to protect confidential personal information.

Insertions were made under the following sections:

SECTION 8: PROGRAM ADMINISTRATION

8.A: Involvement of management

3. Operational responsibility of the program is delegated to the Town Recorder.
and

8.B: Staff training

2. The Town Administrator is responsible for ensuring identity theft training for all requisite employees and contractors.

After further discussion, Alderman Benson made a motion to accept and approve Resolution 08-007. Alderman Napier seconded the motion, which passed unanimously.

Other New Business:

Mayor Heron referenced a request to Town Counsel regarding complaints about an excessive number of vehicles on a residential lot.

Mr. Moore pointed out the clean lot ordinance that was recently passed; however, it does not reference 'junk vehicles'. He also referenced Ordinance 91-005 (copy provided at meeting) which applies to vegetation and debris; however, the statute is vague as to what would actually constitute debris versus junk vehicles. Most Towns have adopted a specific ordinance relating to junk vehicles and he had an example attached.

Mr. Langeliers added that Staff is also working on related issues associated with the updated Home Occupation and Residential Business standards.

The Board was in agreement for counsel to move forward with this ordinance.

Mr. Langeliers referenced a request from the Williamson County Health Department to coordinate a six week program (Project Diabetes) to use the Community Center and thinks the Town should try to work with them. Mayor Heron agreed.

Mr. Langeliers noted that when the Town does have water to dispose of, it be done in a manner that is as efficient and cost effective as possible; and to that end, he thinks the sewer rates be modified. He thinks the Mayor and himself will need to discuss with various land owners the possibilities of the disposal of treated effluent water, other than property to be deeded to the Town from a developer.

Mr. Moore stated that an action is not required by the Board until a specific property or plan is being considered.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 8:07 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder