

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
November 18, 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 18th day of November, 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 October 14th, 2008 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Mayor Heron.

Announcements:

Mr. Langeliers made the following announcements:

- The bids to repair the culverts on Thompson's Station Road West are being reviewed and should be awarded soon.
- He noted items that will be brought before this Board and the Planning Commission for discussion such as revising Definitions in the Zoning Ordinance, an updated Use Chart, a Plan of Services for an annexation request, and zoning classifications and sewer plans for the Old Town area.

(Alderman Napier arrived at this time.)

- Phase 1 sewer line is installed along the east side of Columbia Pike, parallel with the Sales Barn property down to the veterinary clinic, and we are now working behind the new BP site (Country Corner Market) to tie them in.
- Mr. Moore, Town Attorney, stated that he has filed to contest the election referendum with positive responses from the Election Commission. We're now waiting on a finding of whether the referendum passed based on what is known or if they will require a new referendum be held; and he still has not received a formal written response from the attorney for the Election Commission, but is expecting it in the next few days.

Town Administrator's Report: (copy in file)

Mr. Langeliers pointed out that the bid for security at the pump station, which was discussed with this Board last month, has been revised to be within the budgeted \$20,000; and was recommended by the Finance and Public Works Committees to proceed.

Finance Committee and Public Works Committee also agreed to proceed with the lowest bidder on the culverts to be repaired on Thompson's Station Road West, and it is being reviewed by the Town's Engineer.

Old Business:

Mr. Goetsch informed the Board that a letter was received from the MTAS legal group notifying us that they are now ready to begin codification of the Town's ordinances. He will need to provide them with copies of all the Town's ordinances and half of the cost (approximately \$3,400 total) in order for them to begin the process.

Item 1 - Second 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.

Mrs. Deats stated that the applicant has a short presentation if the Board would like to see it. Mayor Heron suggested the applicant proceed with the presentation prior to convening the public hearing for this item.

Dwight Kiser, the applicant's representative and Managing Partner with Land Design, made a slide presentation reviewing the concept and vision for this proposal.

Mayor Heron opened the public hearing, which was advertised in the November 2nd, 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.

Mayor Heron questioned the proposed dedication of the six (6) acre site on Sedberry Road and how it can be beneficial to the Town as is presently. He noted that he has no problem with that in principle and can envision in the future how that parcel may become an asset to the Town; however, the Town is not financially capable currently to maintain property without some real benefit to the taxpayers. Mayor Heron asked if this plan can work without the twenty percent (20%) reduction.

Mr. Kiser stated that a forty-five percent (45%) open space requirement for any commercial development is probably one of the stiffest requirements that he's ever seen in any municipality that he's worked in, adding fifteen to twenty-five percent (15 – 25%) being more typical. They could make it work, however he thinks the development intensity would not achieve the levels that would be appropriate for this location and not getting the full value.

Alderman Napier commented on the odd piece of property on Sedberry Road proposed for donation to the Town and how it will help the Town and function with a master plan.

Discussion continued relating to a master plan for the community, transfers of open space, the natural resource portion of the zoning ordinance, trade-off for building trails, and proposed areas of preservation.

Alderman Benson noted that this is a precedent-setting situation because this type of exchange has not been done before and we need to proceed with caution, adding that this issue was also discussed at the Public Works Committee.

Alderman Napier pointed out the reference Mr. Kiser made to this location being a gateway icon into the eastern entrance of Thompson's Station and, as another precedent setting issue, will hold the applicant responsible for this development being handled correctly to become an amenity to the community.

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

Item 2 - Second Reading of Ordinance 08-021 to Amend the Public Notice Procedure for Meetings of the Town's Governmental Bodies.

Mr. Moore stated this is to update the ordinance setting the guidelines for how public notices are given, adding a notice on the Town's website and locations of posted notices; subject to giving adequate public notice and State law requirements.

Mayor Heron opened the public hearing, which was advertised in the November 2nd, 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 approve and adopt this ordinance. The motion passed by unanimous vote.

Item 3 - First Reading of Ordinance 08-019 to Adopt the Updated Home Occupation and Residential Business Standards.

Mrs. Deats noted that the Planning Commission recommended adoption of the new text at their October meeting.

Mayor Heron confirmed that this is basically to accommodate certain type home businesses that otherwise would have to make requests through the Planning Commission.

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 January 13, 2009, at 7:00 p.m.

Item 4 - First Reading of Ordinance 08-022 to Regulate the Parking or Storing of Junk Vehicles.

Mr. Moore explained this ordinance is to define junk vehicles in a detailed manner, providing a violation for any meeting the criteria / definition; with exceptions for vehicles enclosed or legally zoned businesses relating to vehicles. He pointed out that this could overlap with the ordinance passed prior to this one relating to home occupations and residential businesses, but should not cause any conflict.

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

Mayor Heron set the public hearing for this ordinance to be January 13, 2009, at 7:00 p.m.

Item 5 - First Reading of Ordinance 08-023 to Establish the Town's Purchasing Policy.

Mr. Langeliers stated that this has been recommended by the Finance Committee for approval.

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 January 13, 2009, at 7:00 p.m.

Other New Business:

A. **Appointments for Terms Expiring December 2008.**

Mayor Heron noted these are all three (3) year terms, and all the nominees have been contacted and are willing to serve based on the Board's approval. The nominees are as follows:

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|---------------------------------------|--|
| <u>Board of Construction Appeals:</u> | Craig Cooper |
| <u>Board of Zoning Appeals:</u> | Mary Herring & Martha Irwin |
| <u>Planning Commission:</u> | Tom Evans & Millie Halvorson |
| | Mayor to resume his position on the Commission in place of his designee, Marcia Franks |

Mayor Heron thanked Mrs. Franks for her outstanding service on the Planning Commission.

Alderman Napier made a motion, seconded by Alderman Benson, to accept and appoint the noted nominees. The motion passed by unanimous vote.

B. **Next Year's Meeting Schedule.**

All were in agreement with the proposed schedule.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 7:45 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder

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