

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 13, 2009

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 13th day of January, 2009, 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 November 18th, 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:

- Certification has been received for Alderman Napier's re-election from the Williamson County Election Commission.
- Mr. Moore, Town Attorney, stated that we are set for hearing on January 21st, 2009. He has submitted a proposed agreed order to the counsel for the Williamson County Election Commission and is hoping to hear from them this week.
- Finance Committee and Public Works Committee are scheduled to meet in February.
- Phase 1 sewer line is almost done with the exception of the grading and repair to the Thompson's Station Baptist Church's parking lot.
- Begin discussions for Phase 2 (Old Town) sewer, to tie in the restaurant, etc.; consider the costs of Phase 1 and financial abilities for the next phase.
- The bid for the culverts on Thompson's Station Road West was awarded, but the contractor is waiting for the availability of asphalt.

Town Administrator's Report. (copy in file)

Old Business:

Alderman Napier asked when a number will be ready on the cost of the Phase 1 sewer, and Mr. Langeliers stated it will be compiled by the Finance Committee meeting; adding that the only unforeseen cost was the grading and re-paving of the church parking lot.

Item 1 - Second Reading of Ordinance 08-019 to Adopt the Updated Home Occupation and Residential Business Standards.

Mrs. Deats gave an overview of the two (2) sections being added to the Zoning Ordinance.

Mayor Heron opened the public hearing, which was advertised in the December 28, 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 this ordinance. Alderman Napier seconded the motion, which passed unanimously.

Item 2 - Second Reading of Ordinance 08-022 to Regulate the Parking or Storing of Junk Vehicles.

Mr. Moore explained this ordinance, as discussed in prior meetings, is to prohibit the parking of what is defined as junk vehicles within rights-of-way and long term on private property; with exceptions for vehicles enclosed or legally zoned businesses relating to vehicles. There will be a \$50 penalty for any violation that could be assessed daily as a separate violation.

Mayor Heron opened the public hearing, which was advertised in the December 28, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

Mike Roberts, 1810 Thompson's Station Road West, stated that he has issues with the ordinance as written. His first concern is the definition of junk vehicles, noting that he is a street rod hobbyist with incomplete vehicles on his property, and challenged this group to consider modifying Section 1(4)(b) to exclude vehicles of particular and historic significance to include muscle cars and street rods. In Section 3(1)(a), Mr. Roberts noted the term 'enclosed' and said that is a little stringent, referencing this as a farming community where farming implements can be seen uncovered any place; but are placing a vehicle under higher standards of storage. He expressed concern over the image of the Town and is sensitive to his neighbors by keeping everything out of sight; however, added that he will be in violation should this ordinance pass as is.

Mayor Heron stated that it is not the intent of this ordinance to limit Mr. Roberts or others in similar businesses, noting that he would not consider classifying Mr. Roberts' vehicles as junk vehicles since they are on his property for the purpose of restoration.

Mr. Moore stated that it has been difficult for municipalities to define junk vehicles and also distinguish between businesses of Mr. Roberts' nature. A clear exception would be if Mr. Roberts was in business and was zoned as such; however, would recommend an amendment creating another exception for vehicles of certain vintage, antique, etc.

George Ross, 2808 Critz Lane, stated that he is in the business of restoring automobiles and has reviewed the proposed ordinance, agreeing that there will be some difficulty with some of the terminology. He referenced the Antique Automobile Club of America's requirements for an antique vehicle and suggested considering vehicles of a 'historic significance'. Mr. Ross suggested the Board discuss options with those in the related businesses.

Mike Roberts spoke again pointing out in Section 4 regarding enforcement without the mention of it being at the discretion of the building inspector.

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

Alderman Napier suggested the public comments be taken under advisement and defer to legal counsel. Alderman Benson agreed that the ordinance should be revised.

Mr. Moore asked for clarification on restrictions for screening purposes, and Mr. Langeliers asked if a use component will be considered since there is no use currently referenced for a hobbyist.

After further discussion, the Board deferred this item to counsel and Staff to produce a draft for Mr. Roberts and Mr. Ross to review.

Item 3 - Second Reading of Ordinance 08-023 to Establish the Town's Purchasing Policy.

Mr. Moore explained this to be a re-write of the Town's policy, including the recommendations from the State Municipal Audit, and is consistent with the Town's charter.

Mayor Heron opened the public hearing, which was advertised in the December 28, 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 4 – First Reading of Ordinance 08-024 to Annex parcel 029.00, map 144, located at 1828 Lewisburg Pike.

Mr. Langeliers reviewed this request to be annexed and is within the Town's Urban Growth Boundary. The Municipal Planning Commission has reviewed the proposed annexation and Plan of Services, recommending the Board's approval of same.

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

Mayor Heron set the public hearing for this ordinance to be February 10th, 2009, at 7:00 p.m.

Item 5 - First Reading of Ordinance 08-025 to Modify Section 1400 – Definitions – in the Town's Zoning Ordinance.

Mrs. Deats reviewed the proposals, including the changes / modifications requested from the Municipal Planning Commission with their recommendation for the Board's approval.

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 February 10th, 2009, at 7:00 p.m.

Item 6 - First Reading of Ordinance 09-003 to Modify Sewer Fees / User Rates for Persons Utilizing the Town Wastewater Treatment Facilities, Repealing Ordinance 06-009.

Mr. Langeliers stated that modifications to this ordinance have been discussed for quite some time through the Public Works Committee. He reviewed the break down in the fees and the table (exhibit A).

Mayor Heron commented this version to be more complete with a firm basis, but can also be modified as needed. He agreed that the increase is appropriate and the break down easier to administrate.

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

Mayor Heron set the public hearing for this ordinance to be February 10th, 2009, at 7:00 p.m.

Other New Business:

Mr. Langeliers reminded the Board that the Public Works and Finance Committee will be discussing the next phase of the sewer and would appreciate the Board's input.

Mayor Heron referenced residents that have contacted him interested in sewer, along with businesses that are pumping and hauling, creating a significant financial strain and noted the Board will be faced with issues on how to make it happen. He indicated a document sent to Washington requesting consideration for the stimulus package, noting the Town's infrastructure projects that are 'shovel ready' relating to roads and the wastewater system.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 7:47 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder

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