

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
March 10, 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 10th day of March, 2009, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; and Lisa Stewart, Town Clerk. Alderman Corey Napier and Wendy Deats, Town Planner, were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the February 10th, 2009 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:

- Letters were mailed to our Congressmen regarding stimulus funding for the Town, which is being channeled through the State; and a letter has been received from Governor Bredesen indicating receipt of our request.
- The Community Garden has been tilled and is being divided into plots, with about 14 already spoken for.

Town Administrator's Report. (copy in file)

Old Business:

Mr. Langeliers stated that a draft design has been received for the Old Town sewer (Phase 2) and he's working with the business managers to determine their financial input; and will present back to the Board for their recommendation.

Mr. Langeliers referenced a letter distributed to the Board from the Williamson County Library Board of Trustees working toward a library site in Thompson's Station. He noted the offer of property on Critz Lane as a potential option and Staff thinks this would be a workable site, possibly waiving fees and assisting through the Thompson's Station Community Association.

Jack Vicary, Chairman of the Library Board, stated that the proposed library is intended to serve patrons of the southwestern part of the County. He shared facts and statistics with the Board.

Mayor Heron referenced prior discussions with David Coleman, Williamson County Budget Director, relative to the availability of the \$3 million; which is not available now, but their next bond offering will be this fall. He asked if the Library Board feels they have the support of the Williamson County Commissioners to bond the \$3 million. Mr. Vicary stated that it has been discussed with the Commissioners and from all indications, is still a go.

Alderman Benson asked if the Bethesda community is comfortable with the proposed Critz Lane site. Mr. Vicary noted that they had previously proposed a library that would encompass two (2) areas and the Bethesda community was not interested in coming to that particular site on Highway 431; and have not commented on the Critz Lane site. Mr. Vicary stated that the Bethesda community has talked with the Williamson County Parks and Recreation Department, and they are planning their own library at their current site.

Mayor Heron agreed with Staff that, subject to the Board's approval, they would be able to offer free sewer access and waive various permits and fees. He asked that the Library Board offer their support by contacting the governor relative to any stimulus funding that could go toward the proposed improvements of Critz Lane.

Mr. Moore, Town Attorney, asked if a definite offer of dedication has been received from the developer. Mr. Langeliers stated that it has been indicated to be dedicated, but a final plat or transfer of property has not transpired. Mr. Langeliers said that he has talked with the property owner; however, suggested Staff work with counsel to draft the required documentation for a solid commitment. Mr. Moore agreed, noting a motion could be made tonight expressing the Town's intent; then a subsequent approval by resolution to officially accept the dedication for a library site at a later date.

After further discussion, Mayor Heron made a motion in support of the proposed library site located on property adjacent to Critz Lane, owned by Ferrari Partners, and that the Town waive all fees associated with the building, as well as the sewer access fee; also directing Staff and Counsel to draft a resolution for the required legal documentation for the dedication of the property. Alderman Benson seconded the motion, which passed by unanimous vote.

Item 1 - Second Reading of Ordinance 09-001 to Modify the Zoning Ordinance – Section 2403 – Planned Zones.

Mr. Langeliers gave an overview of the modifications to the minimum and maximum areas for the Planned Zones; adding that this has been recommended for approval by the Planning Commission.

- A. **Public Hearing for Ordinance 09-001** (as advertised in the February 23rd, 2009, edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Benson made a motion, seconded by Mayor Heron, to accept and adopt this ordinance. The motion passed by unanimous vote.

Item 2 - Second Reading of Ordinance 09-004 to Revise the Town's Permitted Use Chart.

Mr. Langeliers noted that the various modifications requested at the last Board meeting were incorporated into this ordinance and sent back to the Municipal Planning Commission for their review. They concurred with the changes and recommended approval by this Board.

- A. **Public Hearing for Ordinance 09-004** (as advertised in the February 23rd, 2009, edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Benson made a motion to accept and adopt this ordinance. Mayor Heron seconded the motion, which passed unanimously.

Item 3 - Second Reading of Ordinance 09-002 to Modify Zoning to Create a 'Town Center' district and Modify Use Tables.

Mr. Langeliers stated that this was also recommended for approval by the Planning Commission, and is designed to change the name of the area previously zoned CC by Williamson County. The previous base zone of High Intensity created several non-conforming businesses and this will make them legally conforming.

- A. **Public Hearing for Ordinance 09-002** (as advertised in the February 23rd, 2009, edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Benson made a motion, seconded by Mayor Heron, to accept and adopt this ordinance. The motion passed by unanimous vote.

Item 4 - First Reading of Ordinance 09-005 to Revise the Town's Zoning Map to Modify the Zone for Heritage Commons.

Mr. Langeliers explained that when the present Zoning Ordinance was adopted, base zones were created (High Intensity, Medium Intensity, Low Intensity, and Agricultural) delineating specific uses and were designed to have Planned Districts that would be an overlay of the base zone. Heritage Commons however, was already developed under the Suburban district from the previous Zoning Ordinance and this will correct the zoning designation to Planned Commercial. This will include the school properties in this development also.

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

Mayor Heron set the public hearing for this ordinance to be April 14th, 2009, at 7:00 p.m.

Other New Business:

Mayor Heron informed the Board of his acceptance of the resignation of Planning Commission Chairman Brown Daniel. He then nominated Marcia Franks to fulfill Mr. Daniel's term through December 2009.

Alderman Benson made a motion accepting this nomination. Mayor Heron seconded the motion, which passed unanimously.

Mr. Langeliers referenced a request / proposal from TDOT for SR 840 right-of-way and presented the Board with **Resolution 09-001.**

After the Board's review and discussion, Alderman Benson made a motion to approve this resolution. Mayor Heron seconded the motion, which passed unanimously.

Mr. Langeliers referenced the budget materials distributed, adding that there will be a Finance Committee meeting in April to begin working on the 2009 – 2010 budget in preparation for the June meeting.

The Board had asked Staff and Counsel to research the options to expand the Board, and Mr. Langeliers stated that the Board can be expanded by means of an ordinance. However the additional members can not be elected until the next election in 2010 unless the Town would like a special election to be considered by the courts, which would also have to be paid for by the Town.

Alderman Benson noted that she doesn't feel the need for a special-called election as long as the Board expansion request is being acted on.

Mayor Heron stated that the public has raised a legitimate request and suggested the ordinance be heard tonight.

Mr. Moore distributed **Ordinance 09-006 to Increase the Number of Aldermen from Two (2) to Four (4).**

Alderman Benson made a motion to move forward and accept this ordinance on first reading. Mayor Heron seconded the motion, which passed unanimously.

Mayor Heron set the public hearing for this ordinance to be April 14th, 2009, at 7:00 p.m.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 7:37 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder