

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 12, 2010

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 January, 2010, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Corey Napier, Vice-Mayor; Sarah Benson, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; and Richard King, Building Codes Official.

Pledge of Allegiance.

Minutes:

The minutes of the October 13th, 2009 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Vice-Mayor Napier.

The minutes of the Special Called November 24th, 2009 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Vice-Mayor Napier.

Announcements:

- Mr. Langeliers announced that the Town's Building Official, Richard King, was awarded the Middle Tennessee Code Official of the Year.

He also pointed out that Brandon Haskins has completed grades 1 and 2 of the TDEC Collection Systems course; and Bryan King has completed level 1 of the TDEC Erosion Prevention and Sediment Control program.

- Mr. Langeliers stated that phase 1 of the Safe Routes to School project has been completed, a final walk-through was made this afternoon and only a couple of items were noted to be addressed before signing off on this section.
- Mr. Goetsch distributed the audit report for fiscal year 2008 – 2009 to the Board.
- Mr. Langeliers announced the joint meeting of the Finance Committee and Public Works Committee to be held January 28th, 2010, at the Community Center.
- Vice-Mayor Napier referenced the vacancy on this Board, stating that, as Vice-Mayor, he will be fulfilling the duties as acting Mayor for the Town and will continue in that role until the November election. This will leave his aldermanic post open and it is the intention to fill this role as soon as possible after reviewing the requests of all interested persons.

Town Administrator's Report. (copy in file)

Mr. Langeliers reviewed the report.

Mr. Langeliers noted that the intent of the combined Finance and Public Works committees is to address and prioritize the project list indicated in his report and various issues, while considering the Town's operating expenses and how much revenue the Town would have to put towards these.

Alderman Benson referenced two (2) more bridges to be considered: one on Critz Lane and another bridge on Thompson's Station Road West that has not been upgraded; and determine status on those.

Mr. Langeliers agreed, noting that TDOT informed him that the Fry Road bridge was classified as one of the last to be considered; and those noted will need to added to the list for classification.

Old Business:

Mrs. Deats reported on the meetings of the Thompson's Station Community Association and the proposals considered for the playground equipment. The option most preferred is also within the budget of \$40,000, with contributions of \$5,000 from Middle Tennessee Electric and \$15,000 from the Community Association. She suggested the Board commit to match the Associations' contribution of \$15,000; adding that the Association has filed another application with MTEMC for an additional \$5,000.

After further discussion, Alderman Benson made a motion to authorize a donation of \$15,000 to the Thompson's Station Community Association towards the purchase of said playground equipment. Vice-Mayor Napier seconded the motion, which passed unanimously.

Mrs. Deats noted that the on-line survey is complete for the Comprehensive Plan Update, with approximately 150 responses. Staff is currently reviewing those to present a draft plan to this body, hopefully within the next six (6) months.

Vice-Mayor Napier suggested the preliminary results be shared at the Joint Finance and Public Works meeting.

Vice-Mayor Napier asked about signage, as mentioned in the Town Administrator's report, and the next steps being considered. Mr. Langeliers stated that it's proposed to be discussed at the joint meeting in regards to the general standard, size, lettering, adding the Town logo, etc.; and maybe consider a sub-committee to assist.

Vice-Mayor Napier suggested a quick budget / finance report, and Mr. Goetsch stated the cash balances are still strong with a small increase each month; in the Wastewater Fund, the collections of treatment fees and disposal fees have actually been better than anticipated, along with some tap fees that were not budgeted at all; revenues will hopefully be quite a bit higher than we thought, and expenses are running as expected. The General Fund revenues are tracking close to what we thought; the sales tax is at about 95% of what was planned; and all the other revenue categories are doing pretty well.

Vice-Mayor Napier questioned various infrastructure around Town in regards to the cold weather, and Mr. King stated that there was a small problem due to freezing pipes at the Heritage Commons treatment facility last weekend, which will be taken care of tomorrow; and nothing else so far.

Item 1 - Second Reading of Ordinance 09-014 regarding Codification of the Town's Municipal Ordinances.

(Public Hearing for this ordinance was held previously on September 8th, 2009.)

Mr. Goetsch explained the intent of the codification, necessary corrections, and the final version, which will be available on-line when this ordinance passes.

Mr. Moore added that this will replace the ordinance book currently kept by the Town and will be codified; and annually, we will send in ordinances to MTAS for replacement pages. This will be a continued source to simplify the process.

Alderman Benson made a motion, seconded by Vice-Mayor Napier, to approve and adopt this ordinance. The motion passed by unanimous vote.

Item 2 - Second Reading of Ordinance 09-017 to Adopt the 2006 International Building Code.

Mrs. Deats noted this to be general maintenance to update from the 2003 International Building Codes to the 2006 version. She did note two (2) modifications / amendments as follows:

- Section 105.5 reads - *In order to obtain approval of an extension, the applicant shall diligently pursue completion of the project within 180 days as determined by the Building Official. Additional fees will apply. Upon approval of the extension, work shall be conducted continuously and will be subject to review by the Building Official.*

This amendment was made to clarify permit extensions for the builders.

- The second amendment, as noted in Section 2 of the ordinance reads - That the 2006 International Residential Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed, ***with one exception: the Town opts out of Section P, the requirement to install a sprinkler system in single-family residential units.***

A complete copy of the 2006 International Residential Code is available for inspection and review at Town Hall.

Vice-Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 09-017** (as advertised in the December 28th, 2009 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. Vice-Mayor Napier seconded the motion, which passed unanimously.

Item 3 - Second Reading of Ordinance 09-018 to Amend the Permit Fee Schedule.

Mrs. Deats reviewed the various fees to be amended.

Vice-Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 09-018** (as advertised in the December 28^h, 2009 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. Vice-Mayor Napier seconded the motion, which passed unanimously.

Item 4 - First Reading of Ordinance 09-019 to Modify the Sign Standards, Section 5500 of the Zoning Ordinance.

Mrs. Deats reviewed the suggested modifications indicated in the ordinance.

After further discussion, Alderman Benson made a motion, seconded by Vice-Mayor Napier, to accept and approve this ordinance on first reading. The motion passed by unanimous vote.

Vice-Mayor Napier set the public hearing for this ordinance to be February 9th, 2010.

~~**Item 5 - First Reading of Ordinance 09-020 to Re-Zone KMK Property located at 1565 Thompson's Station Road West for the 'Whistle Stop' Project.**~~ **WITHDRAWN**

Mr. Langeliers stated that it was withdrawn at the applicant's request.

Item 6 - First Reading of Ordinance 09-021 to Revise Article II of the Zoning Ordinance.

Mrs. Deats reviewed the revisions, noting approval from the Municipal Planning Commission and recommendation to this Board. She also pointed out that Section 2406, Residential Property Standards, is new to the code to help maintain high quality development.

After further discussion, Alderman Benson made a motion, seconded by Vice-Mayor Napier, to accept and approve this ordinance on first reading. The motion passed by unanimous vote.

Vice-Mayor Napier set the public hearing for this ordinance to be February 9th, 2010.

Other New Business:

A. Appointments for Terms Expiring December 2009:

<u>Board of Construction Appeals:</u>	Steve Carr
<u>Board of Zoning Appeals:</u>	Archie Buttrey
<u>Planning Commission:</u>	-- open --

Vice-Mayor Napier stated that he would like to nominate Mr. Carr and Mr. Buttrey to be appointed to their positions on the noted Boards, and should have a nomination for Planning Commission by the next meeting.

Alderman Benson made a motion to accept and approve the nominations as stated. Vice-Mayor Napier seconded the motion, which passed unanimously.

Mr. Langeliers referenced several requests to rent the Old Town Hall. The Town had an agreement with Sheaffer International / Bruce Meyer that expired at the end of December, 2009; and he is currently under a ninety (90) day extension through March 31st, 2010. Mr. Langeliers pointed out that an actual rental / lease value has not been researched, and would like an indication from the Board if they want to continue renting this space and develop a more standard lease agreement. He also suggested it could be discussed at the Joint Finance and Public Works Committee meeting.

After discussion, it was agreed that when, and if, the Old Town Hall should become available, it would be no sooner than late March and not for any long term lease.

Mr. Langeliers stated that there has been a request to reduce the speed limit on Village Drive from 30 miles per hour to 20 miles per hour. He noted that Village Drive is a dead-end street and this is probably a reasonable request. Staff, however, has not researched this, but could have the consulting engineer determine what the design speed for the road and submit back to this Board.

Vice-Mayor Napier stated that he would like additional feedback before changing it based on one request; and determine if it is a speed issue or a need for better signage.

Mr. Langeliers suggested a letter to the residents informing them of the request to reduce the speed limit, and ask for their input; while also having the design speed determined by the consulting engineer.

Mrs. Deats wanted to make the Board aware of the next update to the Zoning Ordinance, which will be Article IV - Parking, Landscaping, and Lighting Standards; and should be to the Municipal Planning Commission in the next few months.

Mrs. Deats informed the Board that Williamson County has been selected for a pilot mapping program. It is a topographical mapping and Staff is still gathering information, including costs. She noted that it may be discussed at the Joint Finance and Public Works meeting. It could cost approximately \$2,800 to get the overall mapping of the Town. It could be very beneficial to the Town, and Staff will continue communicating with Williamson County and keep the Board updated as information is obtained, along with the Finance Committee and Public Works.

Community Input and Concerns:

There were none at this time.

There being no further business, the meeting was adjourned at approximately 8:15 p.m.

Corey Napier, Vice-Mayor

Attest: _____
Doug Goetsch, Town Recorder