

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
March 9, 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 9th day of March, 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; Daryl Stevens, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Richard King, Building Codes Official; and Lisa Stewart, Town Clerk.

Swearing In of New Alderman Daryl Stevens by Town Attorney Todd Moore.

Pledge of Allegiance.

Minutes:

The minutes of the February 9th, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Stevens.

Announcements:

- Mrs. Deats referenced the letter being received from the Census Bureau encouraging everyone to fill out their census forms and send those back in as soon as possible. A more complete and accurate census count will help the Town to receive our fair share; and Staff is available if anyone has questions or needs help with the forms.
- Mr. Langeliers stated that there will be another 'community garden' this year located on Town property near SR840. He noted that there are approximately 80 plots and anyone interested can contact him.
- Vice-Mayor Napier referenced the litter project proposed by Aubrey Preston, and Mr. Langeliers noted that it is being considered to apply some of the energy expended on exercise to also cleaning up litter along various roadways. Mr. Preston's focus is along the Tennessee Trails and to motivate participants to exercise while beautifying the roads. Mr. Langeliers stated that as this progresses and more information is made available, it will be passed along.

Alderman Benson pointed out that the Town has two (2) sites on the Tennessee Trails map, which are the Homestead Manor and the Train Depot.

Town Administrator's Report. (copy in file)

Mr. Langeliers reviewed the report.

Old Business:

Mr. Langeliers noted that Staff is still working to evaluate how to deal with Critz Lane and are probably a day away from getting a rough bid document. Being considered right now, and based on the joint meeting of the Finance and Public Works committees, is to do some sort of re-topping on the entire road with an 'A mix' (bigger rock and asphalt), then a 'B mix' with a wearing coat on top of that. Mr. Langeliers is meeting with TDOT representatives tomorrow and will discuss the possibility of 'spot funding' that may be available to the Town. He is also in the process of getting estimates from several paving companies and hopes to have a recommendation within the next ten (10) days and begin at least by the first part of next month.

Vice-Mayor Napier asked about the issue with the guardrail on Critz Lane, and Mr. Langeliers stated that there was an accident where a vehicle went over the edge of the bridge into the West Harpeth. The media was contacted and came out to talk with him, and was told that the Town's consulting Engineer will evaluate whether a guardrail is warranted there. The opinion of the Town's consultant was that 'yes', a guardrail could be warranted there, but just barely. The issue is that, often times, a guardrail bounces you into oncoming traffic creating a head-on collision. The stop condition at Lewisburg Pike (SR 431) is so close, that the reduced speed lessens any impact that might occur. The estimate on the guardrails is between \$12 – 15,000, and is being considered to be included in the upgrades to Critz Lane and be coordinated at the same time.

Mr. Langeliers stated that calls have been received regarding the single-wide mobile home located on Columbia Pike that has been vandalized, and Staff is trying to contact the property owner. Staff has been told that the owner is working to have it removed and Staff will give them a few weeks to see that through.

Item 1 - Second Reading of Ordinance 10-001 to Re-Zone KMK Property located at 1565 Thompson's Station Road West for the 'Whistle Stop' Project.

Mrs. Deats reviewed the request, noting the added condition since first reading, and recommending approval with the modification to the ordinance as follows:

4. The following condition shall be placed on the project:

Prior to the submittal of construction documents or landscape plans, the developer/builder shall meet with and coordinate on-site landscape buffers and/or fences with adjacent property owners fronting School Street which will be installed to the satisfaction of the Town Administrator or his designee. Documentation of the meeting shall be provided to the Town upon submittal of the plans.

Greg Gamble, with Southern Wellness representing the applicant, gave a brief power-point overview of the proposed project.

Alderman Stevens asked if the School Street area is the only place requiring buffers, and Mr. Gamble noted that buffers are not actually required between residential and residential; only residential adjacent to commercial. He pointed out that concerns were raised at their public meetings for buffering along the School Street side, and they are happy to work with them to provide the appropriate landscape buffers.

Vice-Mayor Napier questioned the number of entrances, and Mr. Gamble noted that the first phase will only have one (1) access into the property. With the addition of the second and third phases, an access road will be off of Thompson's Station Lane, that could ultimately become the primary entrance.

Mr. Langeliers pointed out that when the preliminary plats are submitted, a traffic study, trip generations, etc., will be required for Staff evaluation for traffic mitigation.

Vice-Mayor Napier opened the public hearing:

- A. **Public Hearing for Ordinance 10-001** (as advertised in the February 23rd, 2010 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.

Vice-Mayor Napier expressed concerns of some subdivisions that are not making it right now, with PVC stubs still exposed, a lot of infrastructure that's not in good shape, and homeowners that are not happy about what they've bought into; so that creates concern about the financial liability of the projects that are coming before the Town. He stated that he has assurances from the developer that they will work with the Town to make sure that this is a viable project going forward. He understands taking the build-out in phases and would suggest they be committed to finish phase one (1) in it's entirety before moving on to the next phase.

Mrs. Deats pointed out that the Exhibit A map referenced in the ordinance was not attached in the packets, but has been distributed tonight for the Board's review.

**Alderman Benson made a motion to approve and adopt this ordinance.
Alderman Stevens seconded the motion, which passed unanimously.**

Item 2 - First Reading of Ordinance 10-002 to Amend the Budget for Fiscal Year 2009 – 2010.
Mr. Goetsch noted that the budget worksheet was distributed in the packets and that it has been inserted into the ordinance format for tonight's reading. He reviewed the proposed amendments under various line items.

Vice-Mayor Napier asked counsel about the follow-up letter he sent regarding the inter-fund loan, and Mr. Moore stated that he has not gotten a response yet. Mr. Goetsch also pointed out that because of the improvement in the wastewater fund circumstances, a little bit of cash has built up and we should be able to demonstrate, should this continue, that we will be able to pay down that inter-fund debt.

Alderman Benson asked which line item the gate for security at the pump station was in, and Mr. Langeliers said he thought some of that was in this years budget. He stated that Staff has locked the gate and taken the measures previously discussed at the joint meeting of the Finance and Public Works committees, distributing keys to the haulers contracted with the Town to dump at the station.

After further discussion, Alderman Benson made a motion to accept and approve this ordinance on first reading. Vice-Mayor Napier seconded the motion, which passed unanimously.

Vice-Mayor Napier set the public hearing for this ordinance to be April 13th, 2010.

Item 3 - Resolution 10-001 – A Joint Resolution with the Town and the City of Spring Hill to Coordinate Plans for Consideration of an Interchange off Interstate 65.

Mr. Langeliers explained that the Metropolitan Planning Organization (MPO) long range plan for traffic improvement called for an exchange on I-65 and Thompson's Station Road East. They are in the process of amending their plan that would go into the 2035 horizon and the City of Spring Hill approached the Town to consider working with them to try to get this into a more current horizon, but not necessarily at Thompson's Station Road East. Their preference would be an extension of Buckner across the R. C. Alexander property and then an interchange somewhere to the south of Thompson's Station Road East and north of Buckner Lane. Staff held a public input meeting last week and generally speaking, from the short questionnaire, probably about 60% were fine with moving the interchange south; preferring it not be on Thompson's Station Road East. Staff's perspective is that this will be a long range plan, but to keep it in a more current horizon and for consideration of studies, MPO and TDOT like to see joint efforts between municipalities.

After further discussion, Alderman Benson made a motion, seconded by Alderman Stevens, to approve this resolution. The motion passed by unanimous vote.

New Business:

There was none at this time.

Community Input and Concerns:

Willis Gilliam, of 2104 Lewisburg Pike, has concerns regarding the proposed interchange. He asked what the time frame is and stated that he is affected directly. He has a working farm and that would take their land and their livelihood away. Mr. Gilliam referenced concerns of others at the meeting regarding the traffic and stated that it would be 45 feet from the house his son lives in.

John Nichols, of 2642 Pratt Road, stated that his wife's mom lives off Lewisburg Pike. He noted two (2) things that came to mind:

1. convenience for the people of this area – when he moved out here he wasn't looking for convenience and he hates to see the nice area of Thompson's Station eaten up for convenience; and
 2. over time, a lot of money has come in to this area – he hears talk of widening SR 31 and SR 431 and the costs; and wonders over time what has happened to, what he believes to be, a lot of money. Based on houses he has counted in Spring Hill and Thompson's Station, he sees a lot of money that has gone elsewhere other than this community and wonders how much this end of the county has been neglected. He asked the Board to think about the community and have a study before we act on it.
-

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Corey Napier, Vice-Mayor

Attest: _____
Doug Goetsch, Town Recorder