

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
April 13, 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 13th day of April, 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.

Pledge of Allegiance.

Minutes:

The minutes of the March 9th, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Vice-Mayor Napier.

Announcements:

- Mr. Langeliers referenced the "Trash-ercise" event / litter project planned for this Saturday involving several entities coordinating trash pick up along the Tennessee Trails route. Vice-Mayor Napier added that he thinks it's a good idea that can bring the community together.

Town Administrator's Report. (copy in file)

Mr. Langeliers reviewed the report.

Old Business:

Mr. Langeliers stated that everything has been finalized on the first phase of the Safe Routes to Schools project.

Mr. Langeliers noted that a request has been made to TDOT for 'spot funding' to move the intersection at Critz Lane and Columbia Pike. All the necessary documentation and information has been provided to them and we should hear back from TDOT in a few weeks; hopefully in time for this to be done in conjunction with the Critz Lane improvements.

Staff is intending to move forward in asking for bids on a cross-section of Critz Lane that was developed by the Town's Engineering consultant, and get the advertisement out in the next couple of days.

Discussion continued regarding the 'spot funding', signalization, and an estimated start date.

Item 1 - Second Reading of Ordinance 10-002 to Amend the Budget for Fiscal Year 2009 – 2010.

Vice-Mayor Napier opened the public hearing:

- A. **Public Hearing for Ordinance 10-002** (as advertised in the March 29th, 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.

Mr. Goetsch stated that there have been no changes from the first reading. He pointed out the bid amount for Critz Lane could cause a change in the budget, giving the Board the option to defer this item or go ahead with a consideration.

Mr. Moore, Town Attorney, stated that the public hearing has been held; adding that it's not unusual to have amendments to budget ordinances after the actual fiscal year is over, and can be addressed as needed in the future.

After discussion, 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 10-003 to Re-Zone approximately 57 acres located at 4410 Harpeth School Road (map 144, parcel 001.00).

Mrs. Deats reviewed the request, recommending it be moved to second reading. She also pointed out that the site plan will go before the Municipal Planning Commission for their review, as well as the Design Review Commission.

Heath Clark, the applicant and Chief Operating Officer of Hoodoo Spirits, explained the intention for the project and the distillation process.

Discussion continued regarding the following issues and concerns:

- input needs and infrastructure;
- sewer needs and by-products;
- stillage to be given to local farmers;
- environmental impact and noise level;
- deliveries to be made at low peak traffic time; and
- employment opportunities.

Alderman Benson made a motion, seconded by Alderman Stevens, to approve the ordinance on first reading. The motion passed by unanimous vote.

Vice-Mayor Napier set the public hearing for this ordinance to be May 11th, 2010.

New Business:

Mr. Langeliers was contacted by our local fire department informing us that the properties located east of I-65 that were annexed by the Town are located in the Peytonsville fire district. Prior to that, all the properties in the Town were under the fire district of the local unit of the Williamson County Volunteer Fire and Rescue Squad. Mr. Langeliers plans to meet with the two (2) fire chiefs to modify the boundary to move those parcels out of the Peytonsville district. He will keep the Board apprised of the outcome.

Mrs. Deats informed the Board of a request for a concert benefiting the Autism Foundation to be held at the Town Park. It is a non-profit group that is working with the band, Saints of Havana, for fund raising; and they have asked this Board to waive the \$100 fee for the submittal to the Board of Zoning Appeals.

It was discussed that Staff modify the fee structure that, upon demonstration of non-profit [501(C)(3)] status, the fee would be waived without coming before this Board.

All were in agreement to waive the fee as requested.

Vice-Mayor Napier asked if any action can be taken relating to incessantly barking dogs with the owners not taking care of them for hours on end. A couple of his neighbors in Pecan Hills have expressed frustration and wonder if the Town can offer any help.

Mr. Langeliers stated that a few calls were made requesting it be checked, and he and Mr. King went to Pecan Hills and, at that time, the dogs were not barking. He suggested counsel offer options.

Mr. Moore noted that many Towns have some sort of ordinance with specifics relating to dogs and their barking, and a draft could be brought for this Board's consideration. As discussed before, enforcement would be the issue, with the process of a citation being issued to anyone found in violation and then go to Williamson County General Sessions Court to levy the penalty.

It was discussed to structure the ordinance with a warning notice / letter and a model / draft be presented for the Board's review.

Vice-Mayor Napier mentioned a lot dirt being moved on his side of Town and asked if a plan was submitted and if there are any heavy truck violations.

Mr. Langeliers stated that Staff was made aware of this after several truck loads were brought in, and the property owner has supplied a plan showing what they wanted to fill to create a little berm. The owner had read that if the ground level is above the tire level, it eliminates 60% of the tire / traffic noise. Mr. Langeliers stated that most of the dirt has already been hauled in and Staff did not require a road protection bond since most of the work is done. He said it does not look like, at this point, it will cause a problem with drainage; however, it did take up some of a natural low area that acted as a detention that has been diminished some and Staff will watch for any problems. Mr. Langeliers agreed with the Board's concern that we do not want the Town to become the place where every contractor thinks he can haul and dump spoilage.

Mr. Langeliers referenced the degradation of Thompson's Station Road West with the SR 840 construction and the agreement that TDOT, through their contractors, will repair the roads to the condition prior to, or better than, when they started. Sections have already been cut out and repaired several times. He suggested Town counsel may need to notify TDOT earlier rather than later before they're done, and the Town's expectations may not be met.

Community Input and Concerns:

Kaye Gibbs stated she has had phone calls in reference to the Jack Daniels distillery and conditions they saw there, noting that this is hearsay, and was told the environment there was being impacted by mold. She said that the old stills put out vapors and smoke, and she doesn't want to see billows of smoke and damage to the area.

Paul Downing, of 1077 Aldridge in Campbell's Station, stated that they are here to solicit assistance with their youth football program. They need practice areas for the organization that is new this year and they want to provide the communities an alternative to some of the programs that are already in place. They think that with the size of the communities in Williamson County, there are plenty of youth that will help make this organization successful. The biggest challenge is a place to practice and they would hope for about a five (5) acre tract. They do not want to develop the property, just use it for practice. They will provide portable toilet facilities and portable lighting units as needed. They wanted to present this to the Board and ask for suggestions and ideas to help get the program started.

Mr. Langeliers referenced the three (3) acres in the Heritage Commons development that may could be considered, or the small parcel behind Independence High School, until the property is needed by the Town. He suggested they contact Staff to discuss and explore options, and present to the Board.

Sarah Hood, 4405 Harpeth School Road, stated that she is concerned about any odor that may be generated from the proposed distillery, and the volume of traffic on both dead end roads. She pointed out that if you're pulling out of Harpeth School Road onto Lewisburg Pike, it is already very dangerous if you're going south because the interstate overpass makes it hard to see. Ms. Hood also expressed concerns of how the property values will be effected.

Mr. Langeliers did point out that a public hearing will be held at next month's meeting on this item and any questions or concerns can be addressed at that time also.

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

Corey Napier, Vice-Mayor

Attest: _____
Doug Goetsch, Town Recorder

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