

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**May 11, 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 11<sup>th</sup> day of May, 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 April 13<sup>th</sup>, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Stevens.

**Announcements:**

- Mr. Langeliers referenced the rain the first weekend of May, noting that Town Staff was working Saturday and Sunday closing roads, putting up signs, and directing traffic for the roads that were covered with water. Mr. Langeliers stated that the roads didn't suffer a great deal of damage but that more detailed inspections will be conducted on the bridges and culverts. There could be some FEMA claims if there is enough damage to warrant them. The main pump station was completely shorted out and the insurance adjuster was out today to look at that. The grinder pump in the Tollgate pump station was also shorted out. There were no issues with leakage and Staff is currently by-passing the pump station.

Vice-Mayor Napier asked if there are any safety concerns, and Mr. Langeliers stated that there are none in Thompson's Station other than any minor damage that may have occurred to the roads. He noted the sinkhole / depression that is developing on Columbia Pike, and TDOT is aware of it and has been out to assess the problem.

Vice-Mayor Napier complimented Town Staff on the long hours put in during that flood weekend to try to keep the citizens safe during a very rapidly developing situation; and others in the community that helped as well.

**Town Administrator's Report.** (copy in file)

Mr. Langeliers reviewed the report.

**Old Business:**

Mr. Langeliers updated the Board on the Critz Lane project, noting that the bid opening is tentatively set for May 18<sup>th</sup>, 2010, and bids are expected from several companies. The bid should be awarded within a few days after the opening.

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Mr. Langeliers stated that Phase 1 of the Safe Routes to Schools project has been completed, and we are beginning with the preliminary design of Phase 2.

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Mrs. Deats noted that the Premier Youth Football Alliance is here regarding the three (3) acre lot in Heritage Commons, presenting their proposal for use of the lot for practice sessions.

Mr. Moore, Town Attorney, pointed out that any insurance liability could be adequately encompassed in an agreement from the football alliance if the Board agrees to their proposal.

Paul Downing, President of the Premier Youth Football Alliance, stated that they have contacted the governing league and the Town will be added to their insurance policy; and participants / parents will be required to sign a waiver releasing them and the Town from any legal issues.

Discussion continued regarding the following:

- portable toilets to be provided by the football alliance;
- number of players and how often practice will be;
- parking / grading; and
- possible irrigation.

**Alderman Benson made a motion to authorize the Town Administrator to negotiate and sign an agreement with Premier Youth Football Alliance for use of the Town's lot in Heritage Commons. Alderman Stevens seconded the motion, which passed unanimously.**

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Vice-Mayor Napier asked if agenda item 3 (an ordinance regarding barking dogs) could be reviewed further by the Board and discussed at the next meeting. He also noted he has been asked about what can be done about some of the platted lots that are not being mowed and maintained.

Mr. Langeliers stated that tabling agenda item 3 will also provide Staff an opportunity to look at the various ordinances provided by counsel and offer suggestions.

**All were in agreement to table agenda item # 3.**

**Item 1 - Second Reading of Ordinance 10-003 to Re-Zone approximately 57 acres located at 4410 Harpeth School Road (map 144, parcel 001.00).**

Mrs. Deats gave an over-view of the proposed project request, adding that this was recommended to the Board for approval by the Municipal Planning Commission with a unanimous vote.

Heath Clark, the applicant and Chief Operating Officer of Hoodoo Spirits, gave a power-point presentation.

Vice-Mayor Napier asked if the recent flooding would effect the proposed footprint, and Mr. Clark stated that it would not.

The ‘fungus’ mentioned at a previous meeting was addressed by Mr. Clark. He stated that it is predominately found on warehouses or outside the immediate distillation area, but it must have a really high concentration of alcohol vapor to colonize or attach. The farther away from the alcohol source, the less the fungus can materialize.

Vice-Mayor Napier also noted the concern about truck deliveries and traffic. Mr. Clark stated that they will mandate the ingress / egress to the site; and will be working with the Town and TDOT toward signalization at Lewisburg Pike and Harpeth School Road. Alderman Benson pointed out that a traffic study will be required at the site plan stage.

Mr. Clark pointed out that distribution of the stillage was questioned before, and they will provide a chance for everyone signed up to try the stillage as it becomes available.

Vice-Mayor Napier opened the public hearing:

- A. **Public Hearing for Ordinance 10-003** (as advertised in the April 27<sup>th</sup>, 2010 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Renee Brandow, 4417 Jackson Hollow Road, stated that the project sounds wonderful and nice, that she saw the sign today that had been posted, and talked with Town Staff. She is aware that she lives on the ‘Franklin side’ and not actually in Thompson’s Station; however, she has spent a lot of years making the mortgage payment on her house, and is concerned about her property values – this could be a positive or a negative thing. She hasn’t seen any feasibility studies, long terms plans of what it will do to the community five (5) years from now, if the Town has specific things planned around this project, and where it goes from here. She asked if the financial stability of the project is sound and will we get what is promised; and would like a little more time to study it for herself. Ms. Brandow suggested her neighbors keep a close eye on the project, attend the meetings, and watch carefully to what is being done at this development. She said she has not heard anything about odor, stating that she is land-locked on a dead end road, and also concerned about traffic issues and the potential to re-sale her house.

Mr. Langeliers stated that the Town does not have the legal authority to plan for areas outside our jurisdiction; and the current economy has created obvious problems with the last long range plan proposed by the Town. He noted that Williamson County has completed a Comprehensive Plan for her area and, since it is not within the Town's Urban Growth Boundary, it will remain as planned by Williamson County.

Mr. Langeliers also pointed out that this project has been on the agenda for the Town's Municipal Planning Commission, with a posting on the Town's website, notices / advertisements in the newspaper, as well as several articles in the newspaper.

Mr. Langeliers stated considerations for projects of this nature are adequate buffers and no negative impact on adjacent uses; and other issues that will be addressed at the site plan stage. He noted that the applicant had discussed, at a previous meeting, the odor concern, commenting that there will be an odor where the distillation process will be taking place inside the building; but there will not be any odor at the property lines.

Mrs. Deats clarified the posting requirements for a public notice, stating that the State statute is for an advertisement in a local newspaper for ten (10) days, and the sign posting is above and beyond the State statute.

Mr. Langeliers explained the zoning ordinance is to try to maintain property values and ensure the health, safety, and welfare of the community, and is taken into consideration by the Municipal Planning Commission; and it is the general belief of the Planning Commission and Staff that this project will not have a deleterious effect on any property values.

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Amy Cole, 4464 Jackson Hollow Road, stated her concern with traffic is with the 3-way stop existing at the corner of Harpeth School Road and Les Watkins Road, and where the entrance will be in relation to this corner. Mr. Clark indicated on the map where the entrance is proposed (approximately where the white cinderblock house is located).

Mrs. Cole asked if there have been considerations for hosting events on the weekends and the amount of traffic that might be generated, and also any shipments / deliveries by 18-wheel trucks. Mr. Clark stated that the trucks will be either farm trucks, hopper trucks, or flat beds because there will not be enough spirits produced to need a larger truck.

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Randall Pedrick, 4439 Harpeth School Road, stated that he has lived at this location since he was young; and is very familiar with the property. Personally, he doesn't have a problem with what they are proposing; his only concern is the traffic on Harpeth School Road. Because of the residential locations on Harpeth School Road, he would like for them to consider moving the entrance on to the

Les Watkins Road side. Mr. Pedrick stated that, overall, he would rather see this go in rather than 150 houses. The traffic of 25 employees coming in is much better than 150 people going out. He has been assured there will not be an odor and that there will be adequate disposal of the product waste. The pictures he has seen will go well with the country surroundings and, again, he'd rather have this than 150 houses.

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Teddy Woodard stated that he has lived with Renee Brandow at 4417 Jackson Hollow Road for eleven years, and that there is a moral issue with this being built. Anyone thinking their lives will not be negatively impacted by having a distillery built in their neighborhood is kidding themselves. In five (5) days, it will be 23 years since he's touched alcohol; and it is worst thing he's touched. He's a musician that has gotten around a lot and touched a lot of things. He said that it's the biggest killer in America and the world, every 23 minutes someone is killed by a drunk driver, and why would they want to build a distillery. Mr. Woodard said he understands because he wouldn't want 150 houses there either. (At this time, he turned away from the podium, speaking to the audience; and after some time, was asked to address his concerns to the Board.) He said that he thinks people should consider the moral ramifications of having a distillery in their neighborhood, adding that he certainly doesn't think that he's the only one here that's had a problem with alcohol. He personally thinks it's a disgrace to have a distillery in their neighborhood.

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Caryl Giles, 4454 Harpeth School Road, stated that she does not oppose the project, but would like to see the traffic addressed; and feels that her questions have been answered regarding the waste water. She's aware, since the rain, that there are problems with some septic and they do not have sewer out there yet. Mrs. Giles also noted that the water is provided by H.B. & T.S. Utility District, approximately 40 miles away, through a four inch (4") line and there are times their pressure is low; adding that the addition of this project could help with the water flow, but would like the pressure to be considered. She said that traffic is the main concern, with the problem already on Lewisburg Pike, and knows that the Town and Spring Hill are trying to work on that issue. She noted that she has talked to some of the neighbors that couldn't make it tonight and they are not opposed to it either, agreeing that they would rather see something of this magnitude come in rather than a subdivision of 150 homes.

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Vice-Mayor Napier pointed out that the Town has a Comprehensive Land Use Plan based on several public meetings with community input and decided that the commercial / industrial development should be directed towards interchanges I-65 and SR-840; and is how some properties are already zoned. This follows along with directives of the Land Use Plan and where / how our Town develops out. He stated that the Board is sensitive to the comments about property values and traffic concerns.

Alderman Benson added that because they are planning to raise quite a bit of grain on site, to her that would keep it looking rural; along with the design of the building intended to look like a beautiful large barn. She said that she is all in favor of giving the farmers a crop that they can raise and sell locally; as well as the stillage that will be given to the farmers. This project will not only help our agricultural base, but will create revenue that the Town desperately needs, with very little infrastructure to be provided by the Town.

Alderman Stevens agreed that he did not want to see any development that will be negative to anyone, and the design appears to be nice, with the rural look. His main concern is the increase in traffic and that will be addressed as needed.

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

Alderman Benson noted that a traffic study will be required when a site plan is submitted for review by the Municipal Planning Commission; however, pointed out that Lewisburg Pike is a State route and it will be up to them to determine if this project will warrant signalization there or not. The Town has already been in contact with TDOT regarding signalization along Lewisburg Pike prior to this proposal.

Vice-Mayor Napier said that there are a lot of merits to this project and very creditable applicants have invested a lot of time in this idea and project plan. They come offering benefits to the Town and ask for little in return.

**Alderman Benson made a motion to approve and adopt Ordinance 10-003.  
Alderman Stevens seconded the motion, which passed unanimously.**

**Item 2 - First Reading of Ordinance 10-004 to Establish the Budget and Tax Rate for July 2010 through June 2011.**

Mr. Goetsch reviewed the budget and worksheets, noting that there will be no increase in property taxes.

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

Vice-Mayor Napier set the public hearing for this ordinance to be June 8<sup>th</sup>, 2010.

**Item 3 - Discuss Ordinance regarding Barking Dogs.      TABLED**

**New Business:**

There was none at this time.

**Community Input and Concerns:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 8:34 p.m.

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Corey Napier, Vice-Mayor

Attest: \_\_\_\_\_  
Doug Goetsch, Town Recorder

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