

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**August 10, 2010**

**Call to Order:**

The 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 10<sup>th</sup> day of August, 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; Richard King, Building Codes Official; and Lisa Stewart, Town Clerk. Alderman Daryl Stevens was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the special called June 1<sup>st</sup>, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Vice-Mayor Napier.

**Announcements:**

Vice-Mayor Napier noted that Steve Bennett of Riverbend Nursery is the newly appointed member of the Town's Design Review Commission; and should be able to provide expertise and resources for that commission. Mrs. Deats stated that he attended the last DRC meeting.

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Mr. Langeliers informed the Board that the Thompson's Station Community Association met this morning to discuss the fall festival on October 9<sup>th</sup>, and are looking for volunteers. They are considering beer and wine sales at a beer tent, and maybe a home-brew competition; and may ask that the Beer Board convene to consider this request.

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Mrs. Deats stated that the Sweet Tea Festival was approved by the Board of Zoning Appeals a couple of weeks ago; and encouraged everyone to attend.

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Mrs. Deats noted that Hoodoo Spirits, the proposed distillery, went before the Design Review Commission, and their design and landscaping plans were approved.

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

Mr. Langeliers reviewed the report.

**Old Business:**

Mr. Langeliers noted that Critz Lane is essentially finished except for the guardrails on the two (2) bridges; and Dean Road has also been finished.

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Mr. Langeliers said that he would like to consider at some time a mechanism to return the walking path from Tollgate Village back to the park area behind the treatment facility. There was a lot of use of it by the high school track team and it would be nice if we could get something fixed there.

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Mr. Langeliers also mentioned the sewer item that had been discussed and that Staff met with TDEC on Monday; and are working on repair options.

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Vice-Mayor Napier asked the status of the situation with TDOT and damages to Thompson's Station Road West related to SR 840. Mr. Langeliers stated that we are still in the process of working up a response to their proposal to re-pave Thompson's Station Road West one hundred feet (100') east of the overpass all the back to Carters Creek Pike. It is our opinion, however, that there has been addition wear from traffic that is coming from the east off of Columbia Pike on that portion of Thompson's Station Road West. We are working on a methodology to determine wear and tear, and present to TDOT; and hopefully have something closer on that by next month's meeting.

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Vice-Mayor Napier asked if there was any change regarding the park playground equipment, and Mr. Langeliers noted that it is still in a holding pattern. He said that there was some discussion and concern about the project that was essentially voted on and approved, so it was halted. We need to work out the grant that was received from MTEMC and deal with them. Mr. Langeliers has pictures of wooden playground equipment that may present an option that both the Community Association and the Board may like better. He said that he thought the overall cost of the playground equipment previously proposed is what made some nervous. He suggested some kind of process or procedure where everybody is on the same page. Mr. Langeliers added that this is an issue that is asked about on occasion.

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Vice-Mayor Napier noted the mention of Hoodoo Spirits and if that project is accelerating now. Mr. Langeliers stated that Staff met with Heath Clark, the Chief Operating Officer for Hoodoo Spirits, and also Atmos Energy. He noted that, as he recalls, Atmos informed the Town a couple of years ago that some of our rate payers were paying a franchise fee; and the Town was not getting the franchise fee. We met with them to talk about setting up the franchise fee and was told that it was a mistake in their accounting and that they would fix it. They said that when they re-did their franchise

agreement with the City of Spring Hill, if we waited until then, they would try to work with us and try to work out an agreement similar to what the City of Spring Hill is doing. Later, we heard that the City of Spring Hill is working on the franchise agreement with Atmos and we were not contacted. Atmos could have forgot to contact the Town since this was a verbal discussion, so since we have a couple of years left with zero franchise fees, we contacted Atmos and was told they wanted to keep our agreement with them like it is. We have looked in to the option of the Town getting into the natural gas business and we may be in a better position to do that because we do not have a lot of gas lines in Town. If the developers are going to put in the lines, why shouldn't the Town have the benefit of the lines and infrastructure and then possibly sell gas. Currently, as small as the Town is now and where growth is, it may not make sense; but we could be remiss in not looking into it. It could also influence Atmos into reviewing our franchise agreement a little earlier. Hoodoo Spirits would like to get natural gas to their site, and Mr. Langeliers has a meeting scheduled Friday with the Atmos Engineer. We are also looking at the possibility of bringing in a sewer line, building a pump station, and getting it into the force main for similar reasons. Hoodoo Spirits had also checked into potentially using pump and haul for some of the facility and septic for the rest; but realized it would use up a lot of their property for several systems and the cost could be a quarter of a million dollars anyway. Staff is working with Hoodoo Spirits to pursue the gas, sewer, and water; and there could be some economic development avenues for funding to help offset some of those costs.

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Vice-Mayor Napier questioned the cut onto Lewisburg Pike by the Graceland Community Church and TDOT's involvement. Mr. Langeliers stated that they have been issued a grading permit and have been grading and putting in a roadway that has been designed to the Town's standards. It is being inspected by an inspection company that does road compaction inspections so we expect to get a set of records on those compactions. They are entering the TDOT right-of-way at the point approved by TDOT, and the original plan submitted by Callie Subdivision shows that roadway. If that roadway connects to the road built by TDOT back to the cemetery, it may be brought before the Planning Commission because the church's approved plan does not show that connection. Staff's concern would be classification and if the road should be paved.

Vice-Mayor Napier expressed concern relating to work being performed 'gratis' and how long the Town allows grading to continue until completion; and if this could be setting the stage for the church to do what can be done when it can be paid for, leaving a potentially unfinished project. Mr. Langeliers stated that we are told they are well financed. Staff's concerns are a lot of dust being created, noise level at inappropriate work hours, and adjacent residences. Staff has already met with the contractor regarding the Town's ordinance on construction work hours. It is being treated like a private driveway and the Town has no obligation of taking it on as a public road. Vice-Mayor Napier pointed out that it was approved a couple of years ago, then the applicant came back asking for modifications through the Design Review Commission, and he doesn't want to get in a situation of them constantly asking for modifications. Mr. Langeliers affirmed two (2) modifications: one (1)

to the Planning Commission because of a deferral from the Design Review Commission, to extend the building ten feet (10'); and the second to be discussed with the Planning Commission is the portable structure (that was also a gift) that is eight feet (8') longer than what was shown on their site plan. There was also a change in relation to the single story, then building up into the second story because of a pitch in the roof, which caused some difficulty determining the fees owed for those changes. The Planning Commission may have been confused when it was decided to finish the upstairs space in lieu of putting the portable out there, even though it was approved on the site plan. Mr. Langeliers stated that Staff will follow the project closely and keep the Planning Commission apprised.

**Item 1 - Resolution 10-003 to Establish an Employee Personnel Policy.**

Mrs. Deats explained that the MTAS website has several examples of personnel policies and was used as a reference, merging several, to cover all State and Federal requirements. The Board was given a copy in advance for review and comment back to Staff.

Mr. Langeliers suggested if there were a number of questions and / or changes, this item be deferred until those are given to Staff and reviewed by counsel.

**After further discussion, Alderman Benson made a motion to defer this item.  
Vice-Mayor Napier seconded the motion, which passed unanimously.**

**New Business:**

**A. Resolution Request from the City of Spring Hill supporting their efforts to obtain a Certificate of Need for location of a Satellite Emergency Department.**

Mr. Langeliers reviewed the request.

Carl Brown, the resident submitting the request, approached the Board; asking for the Town's support. He distributed a handout covering various 'Questions and Answers', and introduced Spring Hill's Vice-Mayor Elliot Mitchell and Alderman Jonathan Duda.

Vice-Mayor Mitchell noted that he has been in this area for about 15 years and hopes the Town sees the value of having an emergency facility near by. He is available any time and appreciates the Board taking the time to consider this request.

Alderman Duda pointed out that the State is looking contextually at this area and not just in Spring Hill; noting that this is also at no cost to the Town of Thompson's Station.

Mr. Brown referenced the medical office building in Tollgate Village and was told that it is on hold with no plans of moving forward in the foreseeable future. He thinks that would speak to more of a need of an emergency facility in this area.

Vice-Mayor Napier stated that he wanted more time to review this and to understand the ramifications if this would preclude the Town from having a medical facility in Tollgate Village. He would also like the opportunity for input from Alderman Stevens.

**After further discussion, Alderman Benson made a motion to defer this request. Vice-Mayor Napier seconded the motion, which passed by unanimous vote.**

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Mr. Langeliers wanted to bring two (2) invoices to the Board's attention, as follows:

One being an invoice from Williamson County Convention & Visitors Bureau for an 'Adopt a Sign Fee – Civil War Trails' for \$200.00, and if anyone remembers when the Town agreed to this program. He recalls discussion relating to the trails and being in favor of it; but not sure what the invoice is for.

After comments and questions with no definitive answer, Mr. Langeliers stated that he would contact the Convention & Visitors Bureau for an explanation.

The second invoice is from Aquaeter, the company evaluating the problem in cell liner at the regional sewer facility. A retainer was paid to them of \$12,500, with the agreement language being that they would not go over that amount without the Town's approval. A separate invoice has been received for an additional \$4,780.51 that was never approved by the Town. Mr. Langeliers asked for direction from the Board, or maybe a letter from Town Counsel.

Vice-Mayor Napier asked if Paul Marotta, with Aquaeter, made any offer to review the bill with his supervisor or made any other offers. Mr. Langeliers informed Mr. Marotta that he didn't have the authority to approve the invoice for payment, and would have to take it before the Board. He also included, in an e-mail to Mr. Marotta, the section of the agreement stating "..... that the retainer amount would not be exceeded without first obtaining approval from the Town." Mr. Marotta replied that he understands and was sorry about the confusion.

Vice-Mayor Napier suggested we seek clarification and what Aquaeter's position is, then bring back to the Board at the next meeting.

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Mrs. Deats reminded everyone of the Town's Fall Festival on October 9<sup>th</sup>, 2010, from 9:00 a.m. to 5:00 p.m. for the crafts and family fun activities; then entertainment will be from about 2:00 p.m. until 9:00 p.m. Any and all volunteers will be greatly appreciated !

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Alderman Benson noted that volunteers were also needed for the upcoming Sweet Tea Festival on August 28<sup>th</sup>, 2010.

**Community Input and Concerns:**

There were none at this time.

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There being no further business, the meeting was adjourned at approximately 7:57 p.m.

  
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Corey Napier, Vice-Mayor

Attest:   
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Doug Goetsch, Town Recorder

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