

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**November 16, 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 16<sup>th</sup> day of November, 2010, at the Thompson's Station restaurant location with the required quorum. Members and staff in attendance were: Corey Napier, Vice-Mayor; Sarah Benson, Alderman; Daryl Stevens, Alderman; Greg Langeliers, Town Administrator; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Doug Goetsch, Town Recorder; Richard King, Building Codes Official; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the October 12<sup>th</sup>, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Stevens.

**Swearing In** of the following by Town Attorney Todd Moore:

Corey Napier – Mayor;  
Ron Barrett – Alderman;  
Sarah Benson – Alderman; and  
Nina Cooper – Alderman.

**Alderman Vacancy:**

**Mayor Napier stated that he would like to fill the alderman vacancy at this time, making a motion to nominate Brinton Davis. Alderman Barrett seconded the motion.**

Alderman Cooper referenced discussion that the candidate receiving the next highest votes (Daryl Stevens) would be considered for the open position. Mr. Moore stated that the Town Charter provides that the Board will fill the vacancy by the majority of the members remaining, and the only condition of fulfilling the office is that the nominee be qualified to serve. The decision is up to the Board with no further criteria to be followed.

**After further discussion, the motion passed 2 – 2 – 0 – 1 as follows:**

**2 For - Mayor Napier, Alderman Barrett;**  
**2 Against - Alderman Benson, Alderman Cooper;**  
**0 Abstaining; and**  
**1 Tie Breaker – Mayor Napier.**

At this time, Mr. Moore swore in Alderman Brinton Davis.

**Announcements:**

Mr. Langeliers informed the Board that we did not get a second bid on the guardrails and have asked Williamson County Guardrail Company to install the guardrails requested; and they should start the project any time now.

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A crew has been filling linear cracks in various roadways in hopes to hold through winter.

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He is trying to set up meetings for the Public Works Committee and the Finance Committee; and looking at the sewer committee to possibly meet on December 9<sup>th</sup>.

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Mr. Langeliers and Mr. Goetsch met with the TML group as a possible source of financing.

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Rebecca Wynd, Outdoor Encounter Director, updated the Board on the plan for single-track trails at the Town Park. A professional trail builder is coming in tomorrow to help establish a budget and assist with the bid proposal. They will also discuss the potential timeline and fundraisers. She asked how the Board would like to continue to be updated – at each meeting, special called meetings, or e-mails.

Mr. Langeliers said that everyone can be set up on an e-mail list to receive draft proposals, requests, etc.; and continue with updates at the Board meetings.

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

Mr. Langeliers reviewed the report, commenting as follows:

- He's still working to set up a meeting with TDOT regarding work on Thompson's Station Road West, as well as the bridge on Fry Road; and the impact they continue to have on the roads.
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Mayor Napier asked about the bridge on Thompson's Station Road East over I-65, and Mr. Langeliers stated that TDOT is aware of our concern and we are waiting to hear back from them.

**Old Business:**

Mayor Napier thanked Daryl Stevens for serving on the Board, as did Alderman Benson.

**Item 1 - Second Reading of Ordinance 10-005 to Modify the Parking and Lighting Standards of the Zoning Ordinance.**

Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 10-005** (as advertised in the October 25<sup>th</sup>, 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.

Alderman Benson noted the modifications have been reviewed by the Municipal Planning Commission.

**Alderman Cooper made a motion, seconded by Alderman Benson, to approve and adopt this ordinance. The motion passed by unanimous vote.**

**Item 2 - First Reading of Ordinance 10-007 to Modify the User Rates for those Utilizing the Wastewater Treatment Facilities.**

Mr. Langeliers explained the issue here relates to the waste disposal section, page 2, regarding the effluent disposal fee. Staff wants to modify two (2) items: for any lot out there, we are going to start charging the effluent disposal fee; for some of the developments that had allocations of capacity, we haven't been charging that fee. There was an understanding that as we worked out the costs of putting in drip fields, buying land, etc., that we would need to get to that point, and we are at that point. The amount shown (\$1,600.00) needs to be corrected to \$1,700.00. This doesn't change the overall tap rate. The total fee before was \$5,300 per unit. This breaks it down a little bit different than the previous ordinance did. The system development fees, essentially the pro rata costs of each tap for the treatment facility, which was around \$2,450, is rounded to \$2,500. The calculation on the effluent disposal fee includes the cost to put in drip systems, a little bit of cost to get those drip systems there, and a cost to purchase land to drip on. One (1) acre will do roughly 30 houses, about \$300 - \$350 a unit to plow in the drip lines, about \$1,000 a unit, which would be about \$30,000 an acre for land, and another \$300 that pro rata catches up with those that have already been essentially allocated or the permits have been issued. That's how we arrived at the \$1,700 number, and the \$1,100 number then is the tap and access fee, which then totals \$5,300.

Mr. Langeliers said that he thinks this makes a lot of sense and will help us as we move forward. This does not change the overall fee, just how it is broken out.

Alderman Cooper confirmed that this is to mainly re-distribute the funds and not change the overall amount. Mr. Langeliers stated that is correct, and this also says that we are going to start collecting the \$1,700 portion for any permit that comes in on any lot in Town; even if it's already been allocated as capacity because essentially what was paid for that capacity allocation was the \$2,450 per unit that was paid up front, but we will not charge those people the \$1,100 either – it will just be the \$1,700 that is the disposal fee.

Mr. Langeliers noted that part of this is because no developments have dedicated us any of the property that they have dedicated for drip fields, so we're operating under the assumption that we're

going to have to purchase those drip fields. In order to do that, we have to charge the \$1,000 to buy the land; and then for the houses that were already built and not charged that, there's a pro rata fee in there of about \$300. The other \$300 to \$400 is the cost to put the drip fields in and actually install them in the field.

Mr. Langeliers also referenced the need of an escrow buffer as seen with the failure in one of the sewer ponds and the hole developing in cell two.

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

Mayor Napier set the public hearing for this ordinance to be January 11<sup>th</sup>, 2011.

**Item 3 - Resolution 10-007 General Fund Capital in Aid of Construction to the Wastewater Fund.**

Mr. Goetsch explained the modifications to the budget, the transfer, and the purpose of this resolution to recognize that the transfer from the General Fund to the Wastewater Fund is going to be classified as Capital in Aid of Construction.

**Alderman Benson made a motion, seconded by Alderman Barrett, to accept and approve this resolution. The motion passed by unanimous vote.**

**New Business:**

Mr. Langeliers referenced a request to lower the speed limit on a portion of the streets in Bridgmore Village and hope to be able to make a recommendation to the Board at the January meeting.

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Mr. Goetsch referred to handouts he distributed on the Town's current cash balance and financial statements. The review from the State's Comptroller's office was included with their findings and comments to the Town's accountant, Dan Parsons. The State's finding was as follows:

"The notes to the financial statements did not include disclosure of the policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available."

Mr. Parsons' response was that the Town has not adopted a policy relating to same; however, upon adoption, the policy will be used in future reports.

**After further discussion, Alderman Benson made a motion that the Town adopt a policy that when an expense is incurred that may be paid using either restricted or unrestricted resources, the Town shall first apply restricted resources to such expense and then shall apply unrestricted resources. Alderman Cooper seconded the motion, which passed unanimously.**

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Mrs. Deats stated that Staff was approached by some residents interested in having a senior organization in this area and are considering the "Fifty Forward" program. They are asking to use the Community Center and Staff gave them an indication that they should be able to after the Board's consideration.

Alderman Benson expressed her support of the use of the Community Center for meetings to encourage the development and organization of a senior group.

All were in agreement.

**Community Input and Concerns:**

Patty Williams, 1820 Cayce Springs Road, suggested that, since we never got a Wal-Mart at the proposed site at State Route 840, we try to get a Cabela's store there. The Town is very horse orientated and she thinks it would bring in tons of revenue.

She also stated that a man is going around to houses begging for money. He has been stopped by the police but can't be arrested for anything. She just wanted everyone to be made aware of the situation.

Alderman Cooper said that she has heard of two (2) other incidents – one on Lavender Road and another on Barker Road; and agreed that it is a concern for the community.

Mayor Napier referenced comments and feedback he's heard / received and suggested everyone give their e-mail address / contact information to Town Staff for a master list to be generated. It could be used as a mass mailing for emergencies, alarms, meeting notices, upcoming events, etc.

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Mr. Langeliers noted that he e-mailed Cabela's several years ago and did not receive a reply. It has been talked about 'branding' for the Town and our own 'community development' to reach out to various uses that would be appropriate for our Town. We currently rely on Williamson County's Economic Development Counsel.

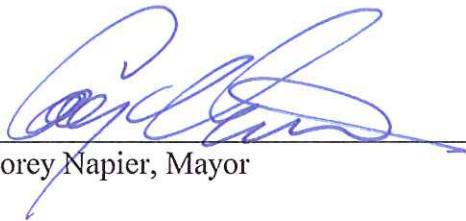
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Mayor Napier pointed out a number of positions that could open up on various committees and to please make him or Staff aware of anyone interested in participating.

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There being no further business, the meeting was adjourned at approximately 8:04 p.m.

  
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Corey Napier, Mayor

Attest:   
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Doug Goetsch, Town Recorder

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