

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**January 18, 2011**

**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 18<sup>th</sup> day of January, 2011, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Corey Napier, Mayor; Ron Barrett, Alderman; Sarah Benson, Alderman; Nina Cooper, Alderman; Brinton Davis, 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.

The meeting was re-scheduled from January 11<sup>th</sup> due to the inclement weather, and Mayor Napier thanked everyone for their participation and understanding.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 16<sup>th</sup>, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Cooper.

**Election of Vice-Mayor:**

Alderman Cooper recommended Alderman Benson to serve as Vice-Mayor.

**Alderman Davis made a motion, seconded by Alderman Cooper, to nominate Alderman Benson as Vice-Mayor. The motion passed by unanimous vote.**

**Announcements:**

Mr. Langeliers informed the Board that Mayor Napier is considering Carl Hubert and Brad Wilson for appointments to the Municipal Planning Commission.

Mayor Napier confirmed those appointments and that both have agreed to serve. He stated that he will remain on the Planning Commission until he determines a designee to serve as his proxy; and that George Ross has agreed to serve another term.

**After further discussion, Mayor Napier made a motion to appoint Carl Hubert and Brad Wilson to the Planning Commission. Alderman Davis seconded the motion, which passed unanimously.**

The terms will be as follows:

- December 2012 – Carl Hubert (Roger Nixon – resignation);
  - December 2013 – Brad Wilson (Nina Cooper – term expired); and
  - December 2013 – George Ross (term expired / renewed).
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Mr. Langeliers stated that he is scheduling meetings for the Finance and Public Works Committees. The Finance Committee will meet on Wednesday, February 16<sup>th</sup>, 2011, at 5:30 p.m., and the Public Works Committee will meet on Thursday, February 17<sup>th</sup>, 2011, at 6:00 p.m. He will verify those dates and times and confirm with everyone tomorrow.

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Mr. Langeliers referenced an Elected Officials Academy that the Board may want to consider. The Town will pay the fee for the sessions if any are interested.

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Mrs. Deats referenced an e-mail she received from Paul Downey, with the Station Hill Coyote football league, extending their sincere thanks for allowing them the use of the Town's property in Heritage Commons.

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Mrs. Deats noted that The Sweet Tea Festival is planned for August 27<sup>th</sup> this year.

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

**Old Business:**

Mr. Langeliers updated the Board on the sewer issues, noting that the sewer committee met and agreed to enter into a contract with BDY Natural Sciences Consultants for a hydrogeological assessment for more information on the groundwater.

He noted that there also appears to be a split in the force main coming into the facility that can be fixed by Staff, which means there is no leakage from inside cell one.

The remediation work will probably not begin on cell two until August or September so we'll have to track how much storage we have and if we'll need to put any water down.

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Mr. Langeliers and counsel are still trying to set up a meeting with TDOT, and the new TDOT commissioner, regarding the Fry Road bridge and SR 840 issues. The Town may also be eligible for some emergency funding that could be used toward this bridge.

**Item 1 - Second Reading of Ordinance 10-007 to Modify the User Rates for those Utilizing the Wastewater Treatment Facilities.**

Mr. Langeliers reiterated that this did not change the overall fee amount. It re-structures the \$5,300 into what are more accurate components as they relate to the system development, to the access of taps, and to the effluent disposal.

Mr. Langeliers recommended an amendment relating to 'pump and hauls' in Town where a tank can be installed, pumped, and hauled to Columbia or somewhere. The proposed amendment is red-lined as Section 5 and is as follows:

“Section 5. Pump and Haul. Any developer, builder or property owner who proposes to provide sewage disposal service to their development, business or residence utilizing pump and haul must submit an application for approval to the Town. A non-refundable \$600.00 deposit will be required as part of application. Pump and haul service shall only be permitted when it is determined by the Town that: (1) sewer or septic service is not available to the property, (2) sewer service will be made available within a reasonable time, (3) that an adequate bond or surety has been provided by the property owner to the Town to ensure payment of the pump and haul service contract, and (4) that said service is in the best interest of the Town. Upon approval by the Town the property owner shall agree to the terms of the pump and haul contract. The pump and haul contracts shall be administered by the Town for treatment by the Town's wastewater system and shall be approved by the Board of Mayor and Aldermen.”

If they do not haul to the Town's facility, a permit is required through Williamson County Sewage Disposal Management Department and TDEC. However, if the Town enters into a contract with a Hauler to pump these tanks and haul to the Town's facility, we can operate under our existing permit; and approve these pump and hauls through the Town.

Alderman Davis stated that he would prefer the deposit noted in Section 5 be increased from \$600.00 to \$900.00; which would cover approximately a three (3) month pump and haul period.

Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 10-007** (as advertised in the December 27<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 Cooper made a motion to approve and adopt this ordinance with the noted amendment of Section 5, along with the increase of \$900.00 for the deposit. Alderman Davis seconded the motion, which passed unanimously.**

**Item 2 - Bridgemore Village: Request to Lower Speed Limit.**

Mr. Langeliers stated that the Town's Engineering consultant has reviewed this request, and recommends the speed limit be reduced from 30 miles per hour to 20.

Mayor Napier referenced Pecan Hills speed limit is also 20 miles per hour.

**Alderman Davis made a motion, seconded by Alderman Cooper, to reduce the speed limit in Bridgemore Village to 20 miles per hour. The motion passed by unanimous vote.**

**Item 3 - Outdoor Encounter: Request for Funding.**

Mr. Langeliers introduced Rebecca Wynd, with Outdoor Encounter (OE).

Mrs. Wynd updated the Board from their last meeting, stating that OE hired a professional trail builder to walk the land to provide an estimate of costs and a time-line. It was decided to divide this into two (2) phases, with Phase 1 being the section in Thompson's Station Park and Phase 2 to be the section in the Heritage School property with Williamson County Parks and Recreation. She is working with Williamson County Parks and Recreation, and will make this proposal to them as well. OE is asking for \$15,000 that will cover the costs of Phase 1 and will be a turn-key project. Volunteers will not be allowed to assist on this section due to the steepness of the topography. Mrs. Wynd has three (3) businesses to bid on this project, and their goal is to have the trails open to the public by late spring / early summer. She noted that they are still working on sponsorships and estimate the total amount of the entire project to be between \$40 – 50,000, that will connect both phases with approximately three (3) miles of trail. Mrs. Wynd asked for the Town to participate in this project by funding \$15,000 of the total amount, with OE securing the remaining funds needed.

Mayor Napier asked what would happen if the Town funds \$15,000 and then there's a problem raising the additional funds for the remainder (Phase 2). Mrs. Wynd stated that the project would be completed on the Thompson's Station Park side, with an 'out and back' trail; but would continue moving forward with the trail on the other side and fund raising if needed. Their goal is work on both phases at the same time.

Alderman Cooper commended Mrs. Wynd on the great job she's done, and how lucky the Town is to have her. She asked if the \$15,000 is something that the Town already has in the budget, and Mr. Goetsch stated that in the current budget we have \$40,000 for donations. It is not specified how it will be spent, but \$25,000 usually goes to the Williamson County Rescue Squad and then there is \$15,000 allocated to the Community Association primarily to be applied toward new playground equipment in the Park; however, nothing has been spent so the total amount of \$40,000 is still available.

**After further discussion, Alderman Benson made a motion to fund \$15,000 to Outdoor Encounter for completion of Phase 1 of the trail in Thompson's Station Park. Alderman Cooper seconded the motion, which passed unanimously.**

**New Business:**

Mr. Langeliers wanted to make the Board aware of an inter-local agreement that may be presented in February from the City of Spring Hill. Williamson County Parks and Recreation Department are wanting to connect their bathrooms to sewer, that are presently on a pump and haul. Both of the schools are on Spring Hill's sewer system; however, since it's in our jurisdiction, they need an agreement from the Town to hook those onto their sewer. It's Staff's opinion that it only makes sense because they have a pump station on that side of the road and, in his opinion, it would be counter-productive to rip through the road to tie into our system for those two (2) bathrooms. We'll have plenty of effluent to reach the capacity of our facility and they are in a much better position to take that effluent, since they have the schools already, and can tie into the back of that pump station. There should be no reason not to agree and work with both of them to get it done.

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Mr. Langeliers referenced the charges from the Williamson County Election Commission, noting similar discussions at the last election. Staff is still confused and have not been given any specific detail layout of how much they charge to who and why. When it is considered from a population stand-point, they are charging municipalities that are quite a bit larger than we are, the same amount; which would seem that we are paying more than our fair share. Mr. Langeliers suggested the Board authorize him or Town Counsel to formally contact the Williamson County Election Commission to ask them for their criteria and how they do this. He reminded everyone of the number of times over the years that the Election Commission set up in this Community Center at no cost to them, but with no credit to the Town for the cost of heating / cooling the building. They've now moved to another location, which creates another problem since voters still come here to try to vote.

Alderman Cooper stated that she would like to see this pursued by Staff, agreeing that she thinks the turn-out for this last election wasn't as good as previously because voters are used to coming to this building.

Mr. Langeliers noted several complaints from people having issues trying to convince workers at the polls that they were eligible to vote in Thompson's Station. He did point out, however, that there are people who live in the City of Spring Hill that have a Thompson's Station mailing address that could create some confusion; but then again, how do we know a Spring Hill resident didn't vote on the Thompson's Station ballot since some of the actual Town residents were not permitted to.

Alderman Benson referenced the survey / questionnaire sent out from State Representative Glen Casada and she noted that she would like to see election reform be looked at; and that our Representatives may be of some help.

Alderman Barrett stated that the Election Commission should have a record of how they charge all the municipalities, and he would like to see it.

Mayor Napier pointed out that as elected officials, they have a responsibility to see that the constituents are fairly represented and every votes count. He recalled the issues of Tollgate Village residents being told they couldn't vote in Thompson's Station, and then others living on the west side of Town told the same. If the Town is going to be billed this amount of money, then we should get the service we deserve and require. Mayor Napier considered a sit-down conversation with Ann Beard and any other members on the Election Commission that can get this taken care of.

Alderman Barrett confirmed that the Thompson's Station ballot did not come up when he voted, and had to have the machine re-set. His neighbor was told he couldn't vote in Thompson's Station, and was finally able to convince them that he does vote in Thompson's Station. He considered going door-to-door to see if there were any problems and note any issues; and agreed with Mayor Napier that the Town deserves some answers.

Alderman Benson suggested something on our website for comments and / or concerns relating to voting issues.

Mayor Napier asked counsel for suggestions for an appeal, and Mr. Moore stated there to be two (2) issues that are quite distinct: one (1) being the allocation of the costs and how they divide the calculation of the costs equally among the municipalities having an election, and if it is a fair allocation. His research with the State Election Commission seems to be within the Commissions domain as to how they determine to allocate costs. Mr. Moore stated that it's worth looking at to make a determination to confirm how they did it and all that is public record that should have been approved by the Election Commission and easy enough to identify. The second (2<sup>nd</sup>) issue is a little more complicated, but may draw more attention to the first issue. He would suggest compiling anecdotal evidence the Town has regarding election issues, referencing the previous lawsuit regarding an annexation election that was obviously wrong with the court having to throw out the annexation referendum. Since this seems to be a recurring problem, accumulating / compiling the anecdotal information to be presented to the Election Commission may get both issues addressed. Mr. Moore noted that now could be a good time since there's not an election season for a few more months.

After further discussion, all were in agreement to direct Staff to create a survey mechanism for feedback, maybe on the Town website, to communicate on this issue.

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Alderman Cooper asked the Board to consider an Economic Development Committee for the Town, referencing the presentation on growth and direction. Mrs. Deats stated that she has been in discussion with Matt Largen (Williamson County's Economic Development Director) for ideas for the Town, and the beginning step would be a strategic plan outlining the priorities established for the Town.

Mayor Napier agreed on the importance with the upcoming opening of the SR840 corridor, and would like to hear from anyone interested in related economic development in the Town.

Mr. Langeliers stated that Staff will come up with names from feedback received related to marketing and branding; and re-visit this in February.

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Mr. Langeliers stated that there seems to be some activity in Tollgate Village and there may be a buyer for the subdivision. He said there's reason to be hopeful that something starts on a path to correction. Mr. Langeliers met with one of the developers of Bridgemore Village, that is also connected to Tollgate Village, to discuss similar issues in Bridgemore Village. He hopes this transaction takes place, noting that they have indicated their intentions are to make the repairs to the road and get the topcoat down.

Mr. Langeliers added that, however, with similar issues in Bridgemore Village, the Town does have letters of credit for this subdivision.

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Alderman Barrett referenced previous discussion regarding Atmos Energy, indicating a notice in the newspaper about a new franchise agreement between Atmos Energy and the City of Spring Hill. He asked if this is anything the Town should take note of, and Mr. Langeliers said it is. Mr. Langeliers stated that the Town has a franchise agreement with Atmos Energy, but there is no fee amount – the Town is not compensated. When it was initially entered into, there wasn't enough revenue to be concerned about, but that has changed. Atmos Energy, at one point, was actually charging a franchise fee to some of the Thompson's Station customers, even though they were not supposed to. It was brought to the attention of Atmos Energy, but is not known if any action was taken to refund those fees. Mr. Langeliers met with Kenny Hay of Atmos Energy to re-negotiate the Town's agreement, and Mr. Hay suggested the Town wait until Spring Hill's agreement is re-negotiated and both agreements can be addressed at the same time. That, obviously, did not happen and Staff is considering another meeting with Mr. Hay. Mr. Langeliers offered another option, noting that the Town has the authority to be the sole gas distributor in Town; and Staff could investigate costs to service the interchange quadrant and other areas.

Discussion continued with suggestions of a review by the Public Works Committee, moving the gas lines out of the Town's right-of-ways, having counsel review the franchise agreement, and specific evidence of reimbursement of franchise fees.

Mr. Langeliers stated that Staff will draft a letter, to be reviewed by the Board and counsel, to address the Town's concerns.

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Mayor Napier stated that he had asked Staff to check into the idea of stipends as it relates to meetings – a compensation, defrayment of lost time, or opportunity costs of serving as elected / appointed officials. He had asked Staff to check other cities in Williamson County since we're the only municipality in this county that does not offer elected officials or appointees some type of compensation for time served. Mayor Napier noted research that shows a range for meetings and that it's appropriate for this Board to consider a stipend for not only this Board, but for Planning Commission, and the Board of Zoning Appeals. He would like the Board to consider this, and it can be made retroactive to the first of the year.

Mr. Goetsch provided the information from his research.

Mr. Langeliers noted that, during the time he was there, Williamson County Planning Commissioners and their BZA members were given \$50.00 per meeting.

Mayor Napier noted that he's fiscally conservative, but thinks it's appropriate to recognize those for their time and effort of being involved at the meetings. He thinks we'll have an active next couple of years in the Town, with special called meetings; and would like the Board to think about it to be considered next month.

Alderman Benson pointed out the reason in the past for the lack of compensation to the Board and Planning Commissioners, was because of revenue constraints. She asked Mr. Goetsch for the total money involved that would come out of the budget and if the Town has the money in the budget to consider this. Mr. Goetsch stated that, using Nolensville as a model since they are closest in size to our Town, and based on the modest amount they spend, it wouldn't be an issue for our budget.

**Community Input and Concerns:**

Brad Wilson, 3064 Americus Drive in Tollgate Village, pointed out that the Aldermen in Franklin meet twice a month and he thinks they're paid \$200 per month. He also noted that they use a website called 'survey monkey' to send out surveys to employees and others in the city. He stated that he has been very much involved in the purchase of Tollgate Village and referenced a draft that was drawn up a couple of years ago of what needed to be done to the roads, curbs and infrastructure, and asked if it has been updated; and if anyone with the Town has meet with the York Investment Group to go



over the items expected to be done if purchased.

Mr. Langeliers stated that Staff has met with Ragan and Smith representatives who prepared a report for the York group, being very specific that the document was about two (2) years old and that there would probably be things to be done in addition to that. The Town will have construction oversight.

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Carl Hubert, 2631 Spring Hill Bridge Road in Bridgemore Village, asked if the meeting mentioned on the 22<sup>nd</sup> to talk about the topcoat will also address the erosion concerns.

Mr. Langeliers stated that the Planning Commission will talk about the expiration of the preliminary plat, and further communications to the developer; and develop a strategy as it relates to the open space and the drip field areas. He talked to one of the developers about the drainage and drainage problem in the back, and part of that is in an easement with part of it not; and the developer said that they are uncomfortable working outside an easement without the homeowner's approval. Mr. Langeliers noted that the approval could probably be obtained and to go ahead to sketch a plan on how to stabilize that drainage-way.

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Alderman Barrett acknowledged everyone in attendance, thanking and encouraging them to come to next month's meeting and bring someone with them.

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There being no further business, the meeting was adjourned at approximately 8:47 p.m.

  
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Corey Napier, Mayor

Attest:   
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Doug Goetsch, Town Recorder