

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 8, 2013

1. Call to Order:

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on the 8th day of January, 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Corey Napier, Mayor; Sarah Benson, Alderman; Brinton Davis, Alderman; Nina Cooper, Alderman; Ron Barrett, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Richard King, Building Official; Leah Rainey, Town Clerk.

2. Pledge of Allegiance.

3. Minutes:

The minutes of the November 13, 2012 meeting were previously submitted. Alderman Cooper made a motion to accept the minutes as submitted. Alderman Davis seconded the motion and the minutes were unanimously approved.

4. Appointment to the Planning Commission

Mayor Napier noted that Appointments to the Planning Commission were on the agenda for tonight. He said he had just met with one potential candidate and would be glad to meet with others. He welcomed referrals from the board members and staff.

He said he was not ready to appoint a new member to the Planning Commission this evening, but was prepared to reappoint Commissioner Benson and Commissioner Hubert, after announcements from staff.

5. Announcements:

Mr. Langeliers gave an update on the 150th Anniversary of the Battle of Thompson's Station event set for March 9. He noted that Alderman Cooper had been working closely with other EDSC members to get plans underway, including an event schedule.

Alderman Cooper added that event details and registration forms for participants had been posted to the website. She said the committee was working diligently to pull it all together and was still in need of volunteers to help with several aspects of the event.

After announcements, Mrs. Deats said the board could reappoint Planning Commissioners with a motion. Alderman Davis made a motion to reappoint Commissioner Benson and Commissioner Hubert. Alderman Barrett seconded, and the motion carried unanimously.

Mayor Napier said he intended for the final appointment to be made next month.

6. Town Administrator's Report:

Mr. Langeliers referred to his written report, which pertained mostly to items later on the agenda, and said he was available for any questions.

7. Town Recorder's Budget Report:

Mr. Goetsch referred to the financial statements in the board members' packets. He said everything was tracking well, and the town was actually ahead of budget on several items, including permit and impact fees. He said he was available for questions.

Mayor Napier asked for an update on the Enterprise Fund, now that the wastewater repairs were complete.

Mr. Goetsch said the Town had transferred \$500,000 from the General Fund to the Wastewater Fund and had made all but the last hold-back payment to the contractor. He said there would be some more expenses for the irrigation line to the Bennett property, but there were funds in place and State approvals had been granted for their use.

He added that there might be some minor budget revisions brought to the board in February; nothing major, just some light cleanup of select line items.

8. Old Business:

Mr. Langeliers referred to an email he sent regarding the Old Town Sewer project, in which he recommended to proceed with the previously approved Phase 1, including the installation of a lift station near Town Hall. He also recommended that the town require half the tap fees for existing residences and businesses to be paid up front, with the other half amortized over 7 years by adding it to the sewer bill. He said the installation would require easements from three different property owners, and the town would consider giving one complimentary tap in exchange for each easement.

Alderman Barrett said he just wanted to make sure there were still plans to repave Thompson's Station Road West when the weather allows.

Mr. Langeliers said yes, that was still the plan, and that would help determine when to move on later phases of the Old Town Sewer installation.

Mr. Moore recommended that Mr. Langeliers' email be included in the public record and referenced in the motion.

Alderman Davis made a motion to accept the recommendation to proceed with Phase 1 of the Old Town Sewer project, as outlined in Mr. Langeliers' email. Alderman Cooper seconded, and the motion carried with 3 votes for and 0 against. Alderman Benson and Mayor Napier recused themselves.

Other Old Business:

Speed Limits:

Mr. Langeliers said it had been brought to his attention that the speed limits on Clayton-Arnold and Pantall roads are different, where as it seemed they should both be the same. Mayor Napier said he thought the Board had previously agreed to make 40 mph the posted speed limit on both roads. After discussion, Mr. Langeliers said staff would look into that and see whether a formal action had already been taken.

Traffic Study:

Mr. Langeliers said that traffic consultant Steve Tocknell would be making a presentation to the Planning Commission at their January meeting regarding some alternative approaches to impact fees.

Joint Traffic Focus Group:

Mayor Napier said one of Spring Hill's board members had reached out to him regarding the formation of a focus group to explore local traffic issues and quality of life concerns they create. He said he felt it was important for leadership in southern Williamson County to create some clarity around their shared agenda and try to speak with a unified voice in working with the state and other entities to address traffic issues.

Signage/Safety Improvements:

Mrs. Deats said that Spring Hill had ordered a blinking stop sign and a flashing warning sign for the intersection at Buckner Lane and Thompson's Station Road East, where the Town's guardrail had been destroyed and replaced multiple times. Spring Hill had requested that the Town pay half the cost, which was \$1,155.00. She said the Board could approve this by motion.

Alderman Benson said she was happy to support this; not only in order to help prevent further accidents and injuries, but also to save the town the cost of repeatedly replacing that guardrail.

Alderman Benson made a motion to approve the reimbursement of \$1,155.00 to the city of Spring Hill for the signage improvements at Buckner Ln and Thompson's Station Rd East. Alderman Cooper seconded and the motion carried unanimously.

Mr. Langeliers added that the Town had its engineer look into the matter as well, and he was essentially in agreement with Spring Hill's approach. A less expensive alternative would be rumble strips, but with residences in close proximity to that intersection, those would have likely caused complaints.

Upcoming Road Work:

Alderman Cooper asked for staff to follow up with Williamson County regarding their road improvement schedule, to see if there was anything the Town could piggy-back on as they repave this season.

Mr. Langeliers said staff would check with the County.

Welcome Signage Update:

Alderman Cooper asked staff for an update about the Welcome Sign.

Mr. Langeliers said staff had the corner of TDOT right of way surveyed. He said he didn't think TDOT would oppose placement of sign there, but it might be a lengthy process to get the necessary approvals for excess property. Alternatively, he suggested talking to the owner of the adjacent private property to see if he would allow a sign and perhaps some gravel to be deposited there. He said staff would further look into that option.

TDOT SIA Update:

Mr. Langeliers said the Town was still waiting to hear back from TDOT regarding the Town's portion of the cost of widening Hwy 31, during which time the Town might also realign Critz Lane. TDOT officials were checking with Paul Degges as to whether TDOT would cover the entire cost of the widening. Mr. Langeliers said he would report back when he knew more.

9. Wastewater Plant Update:

Mayor Napier thanked Bruce Meyer of Sheaffer International for all his hard work on getting the Town's wastewater facility repaired.

Mr. Langeliers gave an update on the reuse irrigation project. He asked the Board to review the task order sent by Mr. Meyer, which would involve designing the drip lines. Those designs would then be brought to TDEC in order for the Town to modify its permit.

Mr. Meyer added the task order also included a confirmation of the pumping rates, delivery rates and pressures needed for spray nozzles for the drip fields properties.

Mr. Langeliers asked that the Board take an action authorizing him to sign off on the task order. He said the quote

was competitive and he thought it important to maintain consistency across these related sewer projects.

Mr. Moore suggested that Board approve this expenditure as an addendum to the current agreement with Sheaffer, and authorize the Town Administrator to execute it.

Alderman Benson made a motion to approve. Alderman Barrett seconded and the motion carried unanimously.

Mr. Langeliers said New Business (item 10) should be moved to the end of the agenda, and the Board approved.

11. Resolution 13-001 to approve an agreement with Ozzad/Riverbend regarding acquisition of drip field acreage

Mr. Langeliers referred to the draft agreement that had been distributed to the Board. He said this version should be final and was ready for approval and signatures.

Alderman Barrett made a motion to approve the agreement with Ozzad/Riverbend. Alderman Benson seconded, and the motion carried unanimously.

12. Resolution 13-002 to initiate an annexation of the Ozzad/Riverbend property

Mrs. Deats said this request was to initiate the annexation of 50 acres of the property for drip fields. She referred to the attached exhibit which included a map. She said this annexation of this acreage was included in the aforementioned agreement for property conference. According to the timeframe of the agreement, the plan of services would come before the Board in February, and the annexation would be up for final passage in March. She noted that this property is within the town's Urban Growth Boundary.

Alderman Cooper moved to approve the initiation of annexation of the Ozzad/Riverbend property. Alderman Benson seconded and the motion carried unanimously.

13. Resolution 13-003 to adopt Williamson County's revised hazard mitigation plan

Mrs. Deats said the Board had adopted the original hazard mitigation plan in 2006. The county updated it in November 2012, and this was just a formality to adopt those updates. She noted that any time Federal aid is needed, a hazard mitigation plan must be in place, and the Town uses the County's.

Alderman Cooper moved to adopt Williamson County's revised hazard mitigation plan. Alderman Davis seconded, and the motion carried unanimously.

14. First Reading of Ordinance 13-001 Zoning Amendment: Administration & Enforcement

Mrs. Deats said this item came before the Board previously and was put on hold to allow a more comprehensive review. She said it includes the same changes previously reviewed, plus some additional changes to section 6200, "Guarantee of Improvements". The updated document now contains "Performance Guarantees," which require developers to execute performance agreements to secure the completion of all improvements. She noted that the new language allows for a time frame of one year, with the Planning Commission authorized to grant extensions. Per Section 6201, Performance Agreements can be by irrevocable letters of credit, cashier's check, or other methods approved by the Planning Commission. Mrs. Deats said there was also a section providing for the release of the sureties. She noted there were some additional minor changes and clarifications, and said she was available for questions.

Mayor Napier asked where in the Town's code was a list of acceptable forms of Letters of Credit.

Mrs. Deats said that was included in the Subdivision Regulations and was still in place there.

Mr. Langeliers said it was rare that the Town would apply something through the Zoning Ordinance for a site plan improvement, but it had come up before. The changes before the Board tonight would give the Town more leverage to apply this when necessary.

Alderman Cooper made a motion to approve on First Reading Ordinance 13-001. Alderman Davis seconded, and the motion carried unanimously.

A Second Reading with Public Hearing was set for February 12, 2013.

15. First Reading of Ordinance 13-003 Amendment to the 2006 International Residential Code (IRC), Section R602.5

Mrs. Deats said currently the code allows for interior non-bearing walls to be constructed with studs spaced 24 inches apart. Staff feels that this doesn't provide for the quality of construction the Town is looking for, and the Building Official had recommended a change requiring studs to be placed no more than 16 inches apart. She said this was the only change being proposed to the IRC at this time.

Alderman Cooper made a motion for approval on First Reading of Ordinance 13-003. Alderman Benson seconded and the motion carried unanimously.

A Second Reading with Public Hearing was set for February 12, 2013.

16. First Reading of Ordinance 13-005 Update to Town's Fee Schedule

Mrs. Deats said the proposed change would reinstate a \$50 re-inspection fee. She said the Board had removed the fee previously when construction in the area was slow and the number of inspections and re-inspections manageable. Now that things are picking up again, the Building Official is being called out for many more inspections, and repeated re-inspections for sites that are not ready the first time. She said staff recommended reinstating this fee in hopes that the builders will be incentivized to ensure that the site is ready for inspection when they request it.

Mayor Napier noted that the town was planning a builders' meeting to discuss various procedural and quality control issues and to remind builders of town policies, including no construction on weekends.

Mr. Langeliers confirmed that the builders' meeting had been scheduled for Monday, January 14.

After discussion, Alderman Barrett moved to approve on First Reading of Ordinance 13-005. Alderman Benson seconded and the motion carried unanimously.

A Second Reading with Public Hearing was set for February 12, 2013.

Mr. Moore noted that this item would need to go before the Planning Commission in January. Mrs. Deats confirmed that it would.

10. New Business:

Discussion on Density Bonus Request:

Mrs. Deats referred to the memo regarding the Density Bonus Request for North Depot, a project proposed at the November Planning Commission meeting. She noted that no entitlement had been granted with the approval of the Concept Plan. Mrs. Deats noted that this was the first request for a Density Bonus she had received since she began working for the Town. According to the code, it could be granted by the Board of Mayor and Aldermen if

the developer offered acceptable public use property. Staff was presenting for the Board's review the North Depot site plan, which includes a pocket park being considered for public use. If the Board does not see the proposed as acceptable public use land, then staff would advise the applicant that the Density Bonus is not likely to be granted for this project.

If the Density Bonus is granted, the public use land would still have to be maintained by the HOA until the Board decided to accept it as Town property. There is no time frame for acceptance of the land stipulated in the code. Mrs. Deats said the applicant was aware of and agreeable to these terms.

Mrs. Deats said before this project goes to Planning Commission, the applicant would like to get a sense of whether the Board would be likely to accept this public use land. She referred to the plans provided and noted that it had the potential to connect to the Town's future greenway/trail system. She said at this point, staff is unsure about how and whether the necessary easements could be obtained, but there could be a logical connection down the road.

Mrs. Deats said both she and the applicant, Daniel Woods, were available for questions.

Mr. Woods gave an overview of the plans showing the open space. He said the HOA for this development has already budgeted to maintain this open space indefinitely. Even though the land would be publicly accessible, he said, the HOA would be happy to bear the cost of maintenance, if the Board prefers such an arrangement.

Mayor Napier asked if Mr. Woods had been in any discussions with neighbors regarding the project.

Mr. Woods said yes; he had talked with area residents Deborah and Martha Irwin, Nina Cooper, and others. He said he plans to build his own home at Lot 1. He noted there was no public notice process for Concept Plans, but he has tried to make himself available to gain feedback on the project from residents in the area.

Mayor Napier asked if the Town had envisioned trail connectivity in this location.

Mrs. Deats said there hadn't been much thought given to the West in terms of installing trails, since that area was more rural. But there were trails planned for this vicinity, and a connection was a possibility and could provide an extra loop. She said it had not been envisioned prior to this project submittal. She added that staff considered the public use land as a passive pocket park. The drawbacks of this would be that Thompson's Station Road is a narrow road without sidewalks, and there is limited connectivity to that road. However, she said, projects that show future connectivity may not have all the pieces in place at the beginning, but it doesn't mean that those connections can't be made.

Mr. Langeliers said that if the undercrossing of the railroad tracks had to be used for some reason, it would then make sense to come through this property. He said he wouldn't say the odds are high, but the possibility exists—pending the acquisition of easements from some additional property owners.

Mrs. Deats added that the applicant had planned for guest parking so that even if the trail connection didn't come to fruition, there would be parking for people driving to the park.

Mr. Woods said he thought it wasn't very probable that someone would be driving to this park; it would more likely be used by people in the local area, though that would likely encompass more than just the residents of the eight units in the development.

Mr. Woods said the project had to comprise eight lots to be feasible; therefore the granting of the Density Bonus was crucial to make the project happen.

Alderman Benson said she thought there was nothing wrong with a concept of a public pocket park that would most likely serve residents in the immediate vicinity.

Mr. Langeliers said pocket parks are common, cool features. Since this is the first request, the Board needed to consider the implications of setting precedents for the acceptance of pocket parks for Density Bonus function. Generally speaking, he said he thought pocket parks were desirable and made for nice additions to communities.

Mr. Woods said he planned to preserve the quirky character of the Irwin property, including the existing shed, relics and ornamentation features currently out there, in addition to adding landscaping. He said he wanted people to appreciate its weirdness, while also ensuring that it meets the standards of a Thompson's Station park.

Alderman Cooper asked if there was any precedent in Town history for accepting a pocket park as public use land.

Mr. Langeliers said no; the closest example he could think of was that the town had taken possession of roughly 2.5 acres of detention area at Blackberry Estates, which was to be maintained by the development until nearly 100% buildout. However, he noted, there was no Density Bonus granted for this, and it was not really comparable to a pocket park.

Mayor Napier said the Board did not need to make a decision tonight on this. He said the Density Bonus is a tool that the Town uses very rarely, and only to acquire property that makes sense for the Town to have. He said his first impression was that the proposed pocket park seemed to mostly benefit the homeowners and have little benefit for the rest of the Town. He said that was his initial reaction, which could change.

He said that in order to go against the Town's Comprehensive Plan and increase density via Density Bonus, the project would have to involve a pretty compelling piece of property with obvious benefit to the community as a whole, and he did not consider that to be the case at this time.

He said he thought there was more discussion that needed to happen before the Board could make a decision regarding a Density Bonus for this project.

Mr. Woods said if Town Center was to be prosperous, it needed to have some combination of housing and businesses, because currently there was no visibility in Town Center. He said it feels like it could be something great, but there was an obvious lack of activity. Getting more people living in the area would help add to Town Center's vitality.

Mayor Napier said it was an ongoing community dialogue.

Alderman Benson said she agreed that the pocket park seemed that it would benefit primarily those in immediate proximity, but in her mind there was nothing wrong with that, because Town leadership is obligated to provide recreational areas throughout town. She said she thought the park could potentially improve the social dynamic of the neighborhood.

She also said that even though she thinks a public park could make sense, the Town assuming its maintenance might not.

Mr. Woods said there were many developments that include public open space that is maintained by the HOA.\

Mr. Langeliers said it could be similar to how the Town accepts roads; that is, that there's a standing offer of dedication and the Town accepts it if or when they deem it appropriate.

He said in general, he thought pocket parks could be an acceptable use for a Density Bonus. However, whether it should be granted in this particular case was another question that he wasn't prepared to answer.

Mayor Napier said he would like to hear input from residents and property owners in immediate proximity to the proposed park.

Mr. Langeliers said staff would work with the applicant to schedule a community input meeting with the local residents.

Mr. Woods said he didn't want to speak for anyone, but generally the feedback he's gotten so far from residents has been positive—that people were excited about something new happening there. He said he hoped they would come forward and say that in an open forum setting.

Alderman Benson said she foresaw the added density as the bigger adjustment for residents than the pocket park. She noted that this project would directly impact Alderman Cooper, whose property was adjacent to the proposed park area.

Alderman Cooper said Mr. Woods had been great to work with and had presented the plans to her and her husband. She said she'd had plenty of opportunity to review. She said as an alderperson, she had to consider the implications of setting a precedent regarding the Density Bonus. She also said she was concerned about drainage issues, and whether the proposed park site would even work, due to the natural flow of water in the area. She also noted that several lots have septic tanks in the front yard. She said she thought some of these discussions needed to happen before the Board could determine whether there was in fact viable area for the park.

Mr. Woods said his company would be happy to provide storm water feedback on those issues. He noted that by law, he as the developer would be required to improve—or at the very least not worsen—the drainage in the area.

He said he agreed with trying to avoid spot zoning, and understood the need to be judicious with density changes, but this would be an instance in which the Town was gaining something back.

After further discussion, Mayor Napier thanked Mr. Woods for his presentation and said the discussion would continue another time.

Other New Business:

Mayor Napier said he'd entertain a nomination of Ron Barrett to Vice Mayor. Alderman Barrett said he would accept the position with the Board's approval. No one opposed.

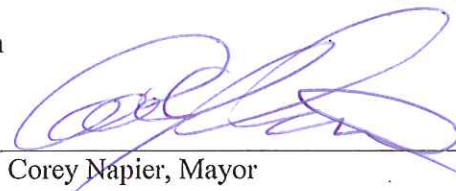
Community Input and Concerns

Willis Gilliam, resident of 2104 Lewisburg Pike and Planning Commissioner for the Town came forward. He said he would like to see the remaining Planning Commission vacancy filled as soon as possible, since there was potential for a tie with only 6 members.

He said Planning Commission had approved North Depot's Concept Plan and he thought it was a good development and fit well with the Town's vision for Town Center. He said that property has the potential to be sold for a use that would be much less desirable to the Town.

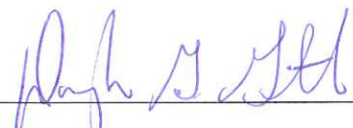
Mayor Napier thanked Mr. Gilliam for his comments and asked if there were others wishing to speak.

There being none, the meeting was adjourned at 8:51 p.m



Corey Napier, Mayor

Attest:



Douglas G. Goetsch, Town Recorder