

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 10, 2012

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 10th day of January, 2012, 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; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Richard King, Building Codes Official; and Wendy Deats, Town Planner.

Pledge of Allegiance.

Minutes:

The minutes of the November 8, 2011 meeting were previously submitted. Alderman Cooper made a motion to accept the minutes as submitted. Alderman Benson seconded the motion and the minutes were unanimously approved.

Announcements:

Mr. Langeliers stated that Jill Wiersma, a reporter with the *The Tennessean* newspaper who covered the Thompson's Station area, had recently left the paper and he wanted acknowledge her efforts in doing a very good job in keeping the public informed on news and events in our community.

Ms. Deats stated that the Economic Development Steering Committee had held a contest for a town slogan and Mr. Jack Minton's entry, "Welcome Home", was chosen the winner. He won a gift certificate to the Hardwood Bar and Grill. Additionally, the Committee chose an entry by Ms. Colleen Waller, "Remembering the Past, Planning the Future", as a slogan for their web page on the Town website. Ms. Waller also won a gift certificate. Ms. Deats stated the new website design would be online in a few days.

Town Administrator's Report: (copy on file)

Mr. Langeliers requested that second reading of Ordinance 11-009 be deferred to allow staff to get with the Planning Commission for more discussion on this item. He also requested deferral of appointments to the Industrial Development Board so a list of candidates could be compiled for consideration.

Mr. Langeliers updated the Board on the agreement with Rebecca Wynd for compensating her for her work on the Trails Enhancement Grant. Ms. Wynd was paid for her work done through December 31, 2011 and would be paid on a month-to-month basis going forward. This was seen as the more prudent way to proceed as potential obstacles may make going forward with the grant untenable and her services would not be needed in that event.

Mr. Langeliers stated that the Town was amending the agreement with Sheaffer Wastewater Solutions, LLC and the Mayor was discussing this with Bruce Meyer and this might be brought before the Board next month.

Mr. Langeliers stated that the Town has the opportunity to purchase a lot in the Heritage Commons commercial development that is adjacent to the lot already owned by the Town. The seller, Williamson County Joint Venture, also had signed a quit claim deed on another lot that contains a detention facility. The seller would like to close on the sale within 15 days, if possible.

Mr. Langeliers explained that the Town had been in discussions on leasing the Granary building owned by the Town, to Heath Clark to be used as a distillery. Mr. Moore explained that it would be a five-year lease with graduated payments.

Alderman Benson made a motion to defer action on Ordinance 11-009 and the Industrial Development Board appointments until next month. She also requested more information on the functions and responsibilities of the Industrial Development Board. Alderman Cooper seconded the motion, and it was unanimously adopted.

Alderman Davis made a motion to authorize the Mayor to execute the purchase agreement to obtain the Heritage Commons property. Alderman Cooper seconded the motion and it was unanimously adopted.

Mayor Napier returned to the Granary lease issue and asked the Board for input. Alderman Benson had questions on the liability for the actions of the tenant. Mr. Moore replied that the tenant had to provide proof of insurance and indemnify the Town for any liability for their actions. Alderman Cooper was concerned about the responsibility for maintaining the property. Mr. Moore stated that there was no specific provision for maintenance and that Town was responsible for exterior maintenance of the building. Alderman Cooper requested a provision be added for weekly trash removal from the property. **Alderman Davis made a motion to authorize the Mayor to execute the lease agreement, adding the provision for at least weekly trash removal. Alderman Cooper seconded the motion and it was unanimously adopted.**

Mr. Langeliers asked for discussion on the quit claim deed for the detention facility lot in Heritage Commons. Mr. Moore reminded the Board that the Town would be responsible for the maintenance of the lot. **After discussion, Alderman Cooper made a motion to authorize the Mayor to execute the quit claim deed for the parcel known as Map 153 Parcel 012.06. Alderman Benson seconded the motion and it was unanimously adopted.**

Town Recorder's Budget Report: (copy on file)

Mr. Goetsch gave a report on the budget. Mr. Goetsch stated that revenues and expenses are tracking close to budget and the cash position remained strong. Mayor Napier asked that the Town Building Official resume the monthly building permit report.

Old Business:

Ms. Deats stated that new playground equipment had been received and that as the weather improved the equipment would be installed in the Town Park. Also, the playground train structure is being built and should be installed in the next 6-8 weeks. Alderman Benson added that some trees have been donated to the Park and would be planted after the playground equipment was installed.

As an update to the Trail Enhancement Grant, Ms. Deats stated that she has been working on the NEPA documentation and an application to amend the Transportation Improvement Plan with the MPO has been submitted and accepted.

Alderman Cooper asked about the status of TDOT approval of signage in the Highway 31 right-of-way. Mr. Langeliers replied that the area in question is currently in Williamson County's jurisdiction and the Town is proceeding with annexing property in that area and would include the area of right-of-way in this annexation so that it would be under the Town's jurisdiction. Ms. Deats stated that the sign request would likely be submitted to TDOT in April for their June meeting. Mr. Langeliers stated that TDOT would be contacted to determine what they needed for approval of the sign and its location in the right-of-way.

Item 1 - Second Reading of Ordinance 11-009 that amends Article VI of the Zoning Ordinance

This item was deferred and to be taken back to the Planning Commission for further discussion.

Item 2 – Second Reading of Ordinance 11-010 that creates the office of Administrative Hearing Officer to Hear Building and Property Maintenance Violations

Mr. Moore gave the Board background on the establishment of this position.

Public Hearing: Mayor Napier opened the public hearing on this ordinance, but no one came forward to speak.

After discussion, Alderman Cooper made a motion to adopt Ordinance 11-010 on second reading. Alderman Barrett seconded the motion, and it was adopted unanimously.

Item 3 – First Reading of Ordinance 12-001 that Amends Article I and Article II of the Zoning Ordinance

Ms. Deats explained the changes made in this ordinance and stated that the Planning Commission had recommended these changes. Alderman Cooper asked if any existing properties would be considered in violation of this ordinance and Ms. Deats replied that existing properties would be grandfathered-in and would not be considered in violation of the ordinance.

After discussion, Alderman Benson made a motion to adopt Ordinance 12-001 on first reading. Alderman Barrett seconded the motion and it was unanimously adopted.
A public hearing on this ordinance was set for February 14, 2012.

Item 4 – Consider Resolution 12-001 to Initiate Annexation by Ordinance of Certain Parcels within the Town Urban Growth Boundary

Ms. Deats stated that this was a staff-initiated annexation of six parcels within the Town's Urban Growth Boundary. Three plans of service for the affected areas to be annexed would be referred to the Planning Commission for approval. Ms. Deats stated that one additional parcel has been requested to be annexed as well and this resolution can be amended to include that parcel. This parcel is at 1655 Lewisburg Pike and identified as Map 133, Parcel 011.00. Mr. Langeliers stated that he wanted to add the S.R. 840 right-of-way also.

After discussion, Alderman Cooper made a motion to adopt Resolution 12-001 including the parcel at 1655 Lewisburg Pike. Alderman Benson seconded the motion and it was adopted unanimously.

Item 5 – First Reading of Ordinance 12-002 that Amends the Town Budget for Fiscal Year 2011-2012

Mr. Goetsch outlined the changes requested to be made to the budget. Some income items were adjusted to reflect the increase in revenue experienced so far this year. Additional funds are requested for the parks and recreation line item and capital expenditure line item. Mr. Langeliers outlined improvements being made to the Granary building and the new metal building being constructed in Heritage Commons.

After discussion, Alderman Benson made a motion to adopt Ordinance 12-002 on first reading. Alderman Davis seconded the motion, and the motion was passed unanimously.

A public hearing on this ordinance was set for February 14, 2012.

Item 6 – Appointments to the Industrial Development Board

This item was deferred to the February meeting.

Item 7 – Discussion on Establishing a Peddler's Ordinance

Mr. Langeliers explained that this has been discussed from time to time. Staff does not know if the vendors have permission of property owners and are asking the Board for guidance on whether an ordinance is necessary. Alderman Cooper asked that "peddler" be defined. Mr. Moore explained that most jurisdictions apply the term peddler or transient vendor to those persons that do not have a permanent business location within in the town. Usually the issues addressed by an ordinance include getting the property owner's permission and traffic safety concerns. After discussion, it was decided to look at this issue again at the February meeting.

Item 8 – Discussion on Purchasing Security Cameras for Town Property

Mr. Langeliers updated the Board on the concept to monitor the Town's wastewater facilities, park and buildings. Mr. Goetsch explained the quote provided was just an example of how a system might be configured, but that a more detailed examination was needed to determine the final system configuration. Staff was instructed to move forward with this project.

New Business:

No new business items were presented.


Community Input and Concerns:

No one came forward with any concerns.

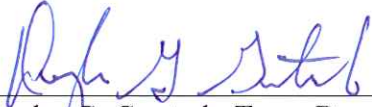
Alderman Cooper wanted to thank Millie Halvorson for her work on the Planning Commission. Alderman Benson also wanted to recognize Ms. Halvorson's work on the Safe Routes to School program as well.

Alderman Benson stated that the Farmer's Market would open in April and be open until October.

There being no further business, the meeting was adjourned at 8:30 p.m.



Corey Napier, Mayor

Attest: 

Douglas G. Goetsch, Town Recorder