

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
January 14, 2014

Call to Order:

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:03 p.m. on the 14th of January 2014, 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; Brinton Davis, Alderman; Nina Cooper, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Finance Director; Richard King, Town Building Official; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Leah Rainey, Town Recorder.

Pledge of Allegiance.

Minutes:

The minutes of the November 19th, 2013 meeting were previously submitted.

Alderman Davis moved for approval. The motion was seconded and carried unanimously.

Announcements:

Mr. Langeliers announced that the TSCA would host a Chili Supper Meet and Greet on January 18 in the Community Center.

Mayor Napier discussed the town's milestone accomplishments in 2013, including welcome signage, positive media coverage, the Battle of Thompson's Station commemoration, the Dog & Pony Show, a landmark year for the Farmer's Market, the TSCA's Christmas Tree ceremony, green space acquisition and more. Looking ahead, he said hiring a new Town Administrator, building trails and acquiring additional park land, and creating plans for downtown and parks would be priorities in 2014.

Old Business:

Temporary Sign Discussion: Mr. Langeliers said the town had received some complaints about illegal signs around town. The town did not staff someone to go around and remove illegal signs on the weekends, and often times the perpetrators themselves remove the signs before Monday morning. He said if the board wanted to ramp up enforcement efforts, staff could put it on the agenda for February.

Church Traffic Control: Mr. Langeliers said he had received some complaints about heavy traffic on Sundays at the intersection of Thompson's Station Road and Columbia Pike. He said he wasn't sure there was any way to improve the traffic control that was currently in place; it may simply be a matter of too many cars.

Crystal Clear: Mr. Langeliers reported that some residents in Tollgate, Canterbury and Bridgmore had complained about being dissatisfied with their phone and cable service, provided by Crystal Clear per private contractual agreements between residents and their HOAs.

State Industrial Access Update: Mr. Langeliers said TDOT had agreed that the town would not have any cost associated with the road improvement project at Mars except for the realignment of Critz. He said an action was needed to authorize the mayor to sign the SIA agreement.

Mr. Moore said he did not have a final application to review and requested that this item be added back to the agenda for the February meeting.

Emergency Management Sewer: Mr. Langeliers said Williamson County Emergency Management was negotiating to acquire 8 acres at Goose Creek Pike and McLemore to build a rescue squad and was seeking permission to hook onto the town's sewer at their own expense.

After discussion, Alderman Davis moved to authorize the Mayor to enter into an agreement with the city of Franklin and the property owners to allow the connection of Town sewer to the property for the proposed Williamson County Emergency Management facility. The motion was seconded and carried unanimously.

Fields Property Discussion: Mr. Langeliers said an offer had been made to the property owner based on the appraisal and review appraisal. He said the town had agreed to proceed with condemnation if necessary, and an action could be taken tonight to tender the appraised value.

Mr. Moore said the board had approved a resolution in November to proceed with condemnation if necessary; a vote was needed tonight to tender the funds.

After discussion, Alderman Benson moved to authorize the expenditure of \$1,050,000.00 for the acquisition of the Fields property. The motion was seconded and carried unanimously.

Sheriff's Department: Mr. Langeliers said discussion was ongoing about how the town might support the Williamson County Sheriff's department, whether by funding or by helping them acquire property for additional facilities within the town.

Transportation Task Force Corridor Management Agreement: Committee chair Allen Hall from Spring Hill addressed the board and reviewed the proposed Corridor Management Agreement developed by the Joint Transportation Task Force.

During discussion, Alderman Cooper requested the following revisions: 1) a revision to identify as an Initial Priority and noted concern the discussion around a proposed connection of New Port Royal Road and Thompson's Station Road East, which the town opposes. 2) a revision to provide that Thompson's Station would receive at least one and no more than two of the quadrants of the proposed interchange at I-65 and Buckner Road.

After discussion, Alderman Cooper moved to defer consideration of the CMA until the proposed revisions could be addressed. The motion was seconded and carried unanimously.

Town Administrator's Report: Mr. Langeliers reviewed his written report and said he was available for questions.

First Reading of Ordinance 14-001—modifying the effluent disposal fee in the Town's Fee Schedule.

Mr. Langeliers discussed the cost of installing drip fields to fulfill the town's TDEC permit and said a raise in the effluent disposal fee would help fund these projects going forward.

David Coleman, consultant for the town, presented a financial report on the town sewer and reviewed projections for future revenues and expenditures.

After discussion, Alderman Benson moved to approve Ordinance 14-001 on First Reading and set a public hearing for February 11, 2014. The motion was seconded and carried unanimously.

Resolution 14-001—modifying the Town's Municipal Debt Policy.

Mr. Moore said municipalities were required by the Comptroller to adopt debt policies. The proposed resolution would raise the debt limit in the town's policy from \$500 per capita to \$5 million total, moving away from a per capita structure.

Mr. Goetsch reminded the board that any debt incurred would come before the board with budget revisions.

After discussion, Alderman Cooper moved for approval of Resolution 14-001. The motion was seconded and carried unanimously.

New Business.

Community Garden: Mr. Langeliers said the future of the community garden was uncertain unless a champion comes forward; with his impending retirement and Mr. King's increased work load with building permits, he suggested the town take a year hiatus and revisit it next year under the new administrator.

Town Administrator Search: Mayor Napier said interviews with finalists were scheduled for Friday, January 17, 2014.

Spring Hill Sewer Discussion: Mr. Chet Rhodes representing a property owner on Clayton-Arnold Road and Thompson's Station Road East was asked permission from the town to connect to Spring Hill sewer if there wasn't town sewer available. He had received permission from Spring Hill to connect. He said the property owner would prefer to be on town sewer if it were available. He said the property owner had done soil testing and development would not be feasible without sewer.

Mr. Langeliers said staff would recommend that the town provide the sewer if possible, so as not to set a precedent in that area of allowing connectivity to another municipality.

Mayor Napier said he would like to wait and make a determination on this matter when the overall sewer plan was farther along.

EDSC: Alderman Cooper discussed the EDSC's efforts to recruit commercial and retail interests to town and asked for feedback from the board.

Commission Appointments: Mayor Napier reappointed all those who were currently serving: George Ross and Brad Wilson on the Planning Commission, and Roger Nixon on the BZA. He also appointed David Coleman to the Design Review Commission.

Monthly Budget Report: Mr. Goetsch reviewed the financial statements that were previously submitted and said he was available for questions. He said a budget revision would be forthcoming at the next meeting.

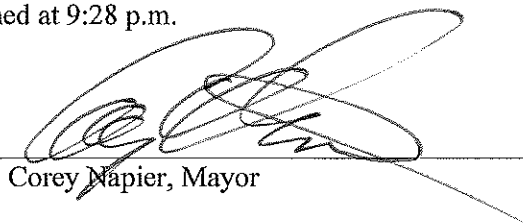
Mr. King reported that housing starts were still going strong.

Community Input and Concerns

Mr. Kevin Muse came forward and said he had received a letter from the city attorney that stated he needed to pay for a guardrail at Buckner Lane and Thompson's Station Road. He said he thought there must have been a mistake because the car accident that his daughter had was about half a mile from that location and did not involve a guardrail.

Mr. Moore said that was the information given in the accident report that was furnished to the town by the Department of Safety. He said he would verify and get back in touch.

There being no further business, the meeting was adjourned at 9:28 p.m.


Corey Napier, Mayor

Attest: 
Leah Rainey, Town Recorder