

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
February 14, 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 14th day of February, 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 January 10, 2012 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 recognized the efforts of Millie Halvorson and Rebecca Wynd in helping put on the "Share the Love Trail Run" fundraiser in the Town Park. He also recognized the efforts of Town employees Brandon Haskins and Bryan King in getting the trail in good shape for the trail run.

Town Administrator's Report: (copy on file)

The appointments to the Thompson's Station Industrial Development Board will be made at the March meeting.

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

Mr. Goetsch gave a report on the budget. The Town's cash position declined slightly due to the purchase of property in the Heritage Commons commercial development. Revenues and expenses are tracking close to budget.

Audit Report Discussion

Dan Parsons with Parsons & Associates, the Town's external auditors, made a presentation on the 2011-2012 audit. Mr. Parsons made a brief presentation on the audit process and answered questions on the audit. He stated the audit process usually takes from six to eight weeks to complete. Mayor Napier asked about "rainy-day funds" and how much other municipalities kept in such funds in comparison to the Town. Mr. Parsons stated that while most of the other municipalities he dealt with did have fairly large amounts set aside for contingencies, the Town of Thompson's Station had a much larger percentage of the budget protected by its accumulated cash position. Alderman Benson asked about the Wastewater Fund and how it compared to other cities. Mr. Parsons replied that he audits one other wastewater fund and it is doing a little better than ours, but it is in a much larger town. He also noted that the Wastewater Fund has positive cash flow and is in a deficit position due to depreciation expense. **After discussion, Alderman Cooper made a motion to accept the audit for fiscal year 2011-2012. Alderman Barrett seconded the motion and it passed unanimously.**

Old Business:

No old business items were discussed.

Item 1 – Second 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 there were no changes from the first reading of the ordinance.

Public Hearing: Mayor Napier opened the public hearing on proposed Ordinance 12-001 but no one came forward to speak.

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.

Item 2 – Second Reading of Ordinance 12-002 that Amends the Town Budget for Fiscal Year 2011-2012

Mr. Goetsch and Mr. Langeliers outlined the changes made from the first reading. This including adding budgeted funds for land acquisition for drip fields, adding funding for capital expenditures to finish the storage barn being built in Heritage Commons and a security camera system.

Public Hearing: Mayor Napier opened the public hearing on proposed Ordinance 12-002 but no one came forward to speak.

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

Items 3, 4 and 5 – Consideration of Resolutions 12-002, 12-003, and 12-004 to Adopt the Plan of Services for the Annexation of Six Parcels

Ms. Deats asked that the resolutions be discussed together as the plans of service were identical for all three resolutions. The parcels are all within the Town's Urban Growth Boundary. Ms. Deats briefly described the Plan of Services. She stated that the property owners were contacted by letter about the proposed annexations and no negative responses have been received as of this date. The affected parcels are:

Map 131, Parcel 011.00
Map 118, Parcel 009.02
Map 132, Parcel 004.01
Map 132, Parcel 003.00
Map 132, Parcel 002.00
Map 132, Parcel 039.00

Public Hearing on Resolution 12-002: Mayor Napier opened the public hearing. Tom Puckett with H.B. & T.S. Utility District informed the board of plans for water service in the affected areas and the need for easements for water lines. Ms. Deats stated that as the properties were developed, the Town would work with the Utility District to obtain necessary easements at that time.

Public Hearing on Resolution 12-003: Mayor Napier opened the public hearing. No one came forward to speak.

Public Hearing on Resolution 12-004: Mayor Napier opened the public hearing. No one came forward to speak.

After discussion, Alderman Cooper made a motion to adopt Resolutions 12-002, 12-003 and 12-004. Alderman Benson seconded the motion and the resolutions were adopted unanimously.

Items 6, 7 and 8 – First Reading of Ordinance 12-003, Ordinance 12-004, and Ordinance 12-005 that Annexes Six Parcels Within the Town’s Urban Growth Boundary.

Ms Deats described the parcels and stated that Staff recommended these ordinances be passed and public hearings be set for the March board meeting. The affected parcels are:

- Map 131, Parcel 011.00
- Map 118, Parcel 009.02
- Map 132, Parcel 004.01
- Map 132, Parcel 003.00
- Map 132, Parcel 002.00
- Map 132, Parcel 039.00

Mr. Langeliers noted for the record that the annexation includes the right-of-way for Columbia Highway adjacent to the parcels being annexed.

After discussion, Alderman Cooper made a motion to adopt Ordinances 12-003, 12-004 and 12-005 on first reading. Alderman Benson seconded the motion and the ordinances were adopted unanimously.

Mayor Napier set public hearings on these ordinances for March 13, 2012.

Item 9 – Consider Amendments to Scope of Work of Current Consultant Agreement with Sheaffer Wastewater Solutions, LLC

Mr. Langeliers explained the need for changes to this agreement. Bruce Meyer with Sheaffer Wastewater Solutions, LLC discussed the projects being worked on and stated he would make a monthly report to the Board on the current status of these projects. Included in the project list are the repairs to the main pump station, developing a plan to repair Cell 2 of the Regional Plant, the evaluation of acceptable drip-field property, the monitoring of groundwater around the Regional Plant, and routine maintenance of the wastewater systems and properties. Alderman Cooper suggested adding a statement that Sheaffer would ensure that operations would be “in compliance with all TDEC regulations and reporting criteria” as part of this agreement. Mr. Meyer agreed to make that change. Alderman Cooper also requested that monthly reporting to the Board be added to the agreement, and Mr. Meyer agreed to that as well. Mr. Langeliers stated that if acceptable drip-field property is found, a special called meeting of the Board may be required to make the purchase and the purchase would be contingent on the land being acceptable to TDEC for use as a drip-field. **After discussion, Alderman Benson made a motion to enter into amending the contract with Sheaffer Wastewater Solutions, LLC. Alderman Cooper seconded the motion and it passed**

unanimously.

New Business:

Alderman Cooper noted that the Economic Development Steering Committee will be holding a networking breakfast at the Hardwood Bar & Grill on February 22nd at 7:30 a.m.

Community Input and Concerns:

No one came forward with any concerns.

There being no further business, the meeting was adjourned at 8:05 p.m.



Corey Napier, Mayor

Attest: 

Douglas G. Goetsch, Town Recorder