

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
March 12, 2013

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 12th day of March 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; Leah Rainey, Town Clerk.

Pledge of Allegiance.

Minutes:

The minutes of the February 12th, 2013 meeting were previously submitted. Alderman Davis made a motion to accept the minutes as submitted. Alderman Benson seconded the motion and the minutes were unanimously approved.

Announcements:

Mayor Napier congratulated and thanked all those who worked on the Battle of Thompson's Station commemoration on March 9. He said the turnout was outstanding.

Alderman Cooper, who co-chaired the event, also extended her thanks to the committee members, volunteers, sponsors, historians, reenactors, staff, and property owners who contributed to the event.

Town Administrator's Report:

Mr. Langeliers discussed a plan to consolidate the town's Public Works Committee and Finance Committee into one Mayoral Advisory Board that would meet quarterly.

Mr. Langeliers said staff had discussed ideas for awards to recognize volunteers in the community for outstanding service. One idea was to mount an engraved rail spike on a wooden plaque. Staff was looking into the cost of sourcing those and mocking one up for review. He said he was open to other ideas as well.

Town Recorder's Budget Report:

Mr. Goetsch referred to the financial statements in the packet. He noted that an amendment to the current budget was on tonight's agenda, which proposed some minor changes for housekeeping purposes.

Mayor Napier said he was pleased that the town continued to run on a conservative and balanced budget.

Mr. King said lots were in high demand and many building permits were being issued.

Old Business:

Alderman Davis asked whether the town had heard back from Kroger regarding the town's offer to refund two years' worth of their wastewater billing overages.

Mr. Langeliers said yes, Kroger had accepted the town's offer.

Mayor Napier asked for an update on coordinating speed limits on Critz Lane, Clayton-Arnold Road and Pantall Road.

Mr. Langeliers said town staff was working on a comprehensive inventory of road signs and would look at all the speed limits across town for consistency.

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Alderman Cooper asked for an update on the joint Traffic Task Force with Spring Hill. Mr. Langeliers said both municipalities were working on their appointments to the committee.

Resolution 13-004 & Ordinance 13-002: Plan of Services and Annexation of Ozzad/Riverbend

Mrs. Deats said there was a public hearing for this Plan of Services, as advertised in the Friday, February 22 edition of the Williamson A.M. newspaper. She noted that this item was deferred from last month's meeting, for the purpose of holding the public hearing concurrently with the second reading and public hearing for the annexation ordinance, which was next on the agenda.

She said there had been no changes to the Plan of Services since last month.

She asked Mr. Moore whether one public hearing could serve both items, as they were noticed together in the same ad.

Mr. Moore said technically they were separate items, but if everyone in attendance saw fit to speak to both issues at once, then one public hearing would suffice.

Mayor Napier opened a public hearing for Resolution 13-004 and Ordinance 13-002, Plan of Services and Annexation of the Ozzad/Riverbend property.

Sigrid Watkins of 1552 Indian Meadows Drive came before the board and said she had just heard of the plans to install a drip field on the adjacent property. She asked why the town was planning this.

Mr. Langeliers said the town's TDEC permit for its wastewater treatment facility required that the town had adequate acreage designated for drip fields to dispose of the clean, treated wastewater. This annexation was a condition of the agreement with the property owner to use this acreage for a drip field.

He said the system was very similar to the leech lines of the septic systems already in place in the backyards of Indian Meadows residences; however, the water coming through this line would be treated to a much higher quality than what comes out of septic systems.

He said this land had adequate soil types and was located in convenient proximity to the wastewater treatment facility; therefore it seemed like an efficient option.

Kathy Reading of 1601 Indian Creek Circle approached the Board and said the property in question was very wet and flooded frequently. She asked why they would consider putting more water down there.

Mr. Langeliers said the property was in the flood zone but had been evaluated by soil scientists and engineers who concluded that it would work for a drip field based on the soil types. He also noted that the town wouldn't drip on the land when it was already wet, such as after a big rain. There was storage

capacity in the system so that water would be dripped only during drier times. It was designed so as not to cause or contribute to any flooding.

Alderman Benson asked Mr. Langeliers to comment further on the quality of the water being sent through these lines, for the satisfaction of those in the audience. Mr. Langeliers reiterated that this water was treated to a very high quality and was not odorous. It was not sewage.

Ms. Reading asked whether the drip system would be visible.

Mr. Langeliers said it would be underground; there would be nothing visible on the surface. If the water were to be used for any other purpose other than dripping, it was required to be chlorinated. He said, for example, the town was working on an agreement with Tollgate Village to provide water for them to use on their landscaping.

Mayor Napier said there was property located within Bridgemore, Tollgate, and Canterbury earmarked for drip fields, and these were still evidently desirable places to live and build. He said this was all part of satisfying TDEC's permit; that drip field property allowed Thompson's Station to have one of the most progressive wastewater treatment facilities in the county, and to do it in a way that allows the town to make reuse water available to those who need it, whether it be HOAs for their landscaping or farmers for their crops. Water is precious, even toilet water that's been treated to a high degree. He said if she went to sell her land, it's likely that the drip fields--being forever protected green space next to her property--would add to its value.

Ms. Reading said that she worried about having to tell a prospective buyer of her property that there was a sewer in her backyard.

Mr. Langeliers reiterated that it is not a sewer facility; it is a water line leeching clean, treated water into the soils, all underground.

Mayor Napier noted that Ms. Reading and other Indian Meadows residents already had a septic system in their backyards, the effluent of which wasn't treated to nearly the level of quality that the town's drip line water would be.

Ms. Watkins asked whether the town would use chemicals to treat the water.

Mr. Langeliers said depending on how the water was to be used, they might use chlorine to treat it. But to drip the water did not require the use of any chemicals.

Alderman Benson noted that the actual wastewater treatment facility was not far from their neighborhood—just on the other side of State Route 840—and that facility didn't even produce an odor, due to the innovative design of the system.

Mayor Napier said the town's sewer engineer, who was present, could further explain the treatment process to anyone interested. He noted that the drip field planned for the Ozzad/Riverbend property was very cost-effective for town taxpayers, because the water could be transported directly and inexpensively to the property instead of being hauled around by trucks through various neighborhoods to be put down.

He noted that the town did not have natural water sources, so the ability to retain water for reuse was a very valuable asset.

He said the future possibility existed for Indian Meadows residents to tie into the sewer system. While that would pose an upfront cost to the homeowners, it would likely come back in the form of higher property values.

Alderman Benson noted that some other Indian Meadows residents had been aware of this project for some time and had come to previous meetings and expressed interest in tapping into sewer someday.

Mr. Langeliers said Indian Meadows was a relatively new subdivision whose septic systems may have several years of life left. The town's policy was never to force people online, but it may be a desirable option in the future.

Ms. Watkins said, regarding the drip field, as long as one couldn't smell it or see it, she supposed she was fine with it.

Bruce Meyer of Sheaffer International noted that other municipalities had such a high demand for reuse water that they never had any extra to dispose of. He said the maximum output of the drip line was one quarter of one inch per day—and that's if there was no water being used anywhere else. The soils in that area could withstand ten times that without flooding. He invited the Indian Meadows residents to come by his office if they had further questions or wanted to learn more about the system.

Ms. Reading asked to see the plan for the access road. She and some others requested copies of the map, and Mr. Langeliers said staff could make copies for whoever wanted one.

Mr. Moore noted that the only issue before the board for public hearing and vote was the annexation of the property; the installation of the drip fields and the agreement between the town and property owner did not require a public hearing. Further, the town could theoretically install a drip field on the property without having to annex it.

Alderman Benson noted that any subdivision plans that may be proposed in the future would be subject to the Zoning Ordinance and Planning Commission approval.

Mr. Langeliers said that the town's goal was to reuse as much water as possible by providing it to customers such as Mars and Tollgate to use on their landscaping. Acquiring land for drip fields was a requirement of the TDEC permit, even if there wasn't any water left over to drip.

After all wishing to speak had been heard, the Public Hearing was closed.

After discussion, Alderman Cooper moved for approval of Resolution 13-004 and Ordinance 13-002. Alderman Benson seconded and the motion carried unanimously.

Second Reading Ordinance 13-004 Amendment to Zoning Ordinance Article I – Definitions

No one came forward to speak during the public hearing.

Alderman Barrett moved for approval. Alderman Davis seconded and the motion carried unanimously.

Resolution 13-006 to Initiate Annexation of West Side North of Evergreen

Mrs. Deats said this was a staff-initiated annexation of approximately 52 parcels totaling approximately 502 acres of land north of Evergreen road and along the west boundary of the town—all within the town's Urban Growth Boundary.

She said letters had been sent in February to all affected property owners, stating what their property tax increases would be. Staff had received feedback from a few property owners so far: two in favor, one yet undecided. No written opposition had been submitted to date.

Alderman Cooper said she had heard from some residents along Lavender Road who would like to be annexed into Thompson's Station.

Mrs. Deats said at this time staff was only looking at properties north of Evergreen Road but could consider those properties in the next round of annexations.

Alderman Benson asked whether the town should wait a little longer to hear from more of the property owners, as it sometimes takes a while for people to respond to letters.

Mr. Langeliers said there would already be an additional 60 days for public input, with first reading of the annexation ordinance in April and second reading in May.

After discussion, Alderman Davis moved for approval. Alderman Barrett seconded and the motion carried unanimously.

First Reading of Ordinance 13-007 Amending the Budget for the 2012-2013 Fiscal Year

Mr. Goetsch said the changes being proposed were outlined in the third column on the budget worksheet provided in the packet. For example, the County Privilege tax revenue budgeted for the year had already been exceeded. Building Permit fees had also already been exceeded. He said he was available for questions. The proposed total increase in revenue line items was \$95,000. He also noted that there was a new line item for the revenue from the Battle event, which was earmarked for historic preservation.

After discussion, Alderman Barrett moved to approve on First Reading and set a Public Hearing and Second Reading for April 9, 2013. Alderman Benson seconded and the motion carried unanimously.

New Business:

Alderman Cooper said she and Alderman Benson had some discussion about getting new floors for the Community Center and asked for the Board's input.

Mayor Napier said he would be in favor of some durable, multi-purpose type floor, such as parquet.

Mr. Langeliers noted that once the Community Center goes on sewer, the demand for its use could potentially increase substantially.

Mr. Goetsch noted that any type of hard flooring might require some additional acoustic treatment in the building.

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Alderman Benson requested that staff notify Board members in advance about letters being sent out to property owners.

Mr. Langeliers asked whether this pertained to things such as notices of code violations.

Alderman Barrett said he thought it should pertain only to things that could potentially be an agenda item, which would include annexations but not code violations.

Mr. Langeliers said that clarification was helpful and staff would comply with that request going forward.

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Alderman Benson asked why the Board was no longer getting monthly reports on the wastewater treatment facility.

Mayor Napier said his understanding was that Mr. Meyer was still available to answer any questions the Board members might have but was no longer submitting a formal report each month since the cell repair project had been completed.

Alderman Benson said she liked having Mr. Meyer's monthly report on all sewer projects, not just the repair project.

Mr. Langeliers said staff would add a monthly wastewater report back to the regular agenda.

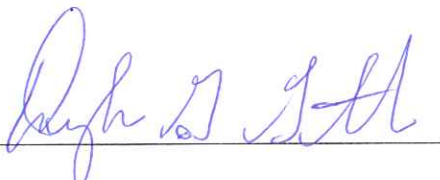
Community Input and Concerns

Planning Commissioner Willis Gilliam came forward and thanked Alderman Cooper for her leadership in the Battle event.

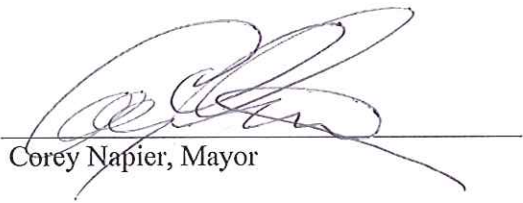
No one else came forward to speak.

There being no further business, the meeting was adjourned at 8:44 p.m.

Attest:



Douglas G. Goetsch, Town Recorder



Corey Napier, Mayor