

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**May 14, 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 14<sup>th</sup> day of May, 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; Richard King, Town Building Official; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Leah Rainey, Town Clerk.

**Pledge of Allegiance**

**Minutes**

The minutes of the April 9, 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**

Mrs. Deats announced that the Joint Transportation Task Force with Spring Hill had had its first meeting and would meet again the next week, with the purpose of exploring transportation issues applicable to both jurisdictions. She also reported that the contract for the Welcome Signs had been signed and the signs were being fabricated.

Mr. Langeliers reported that the Safe Routes to School project had been rebid, with a bid opening scheduled for June 12. He also said the newly formed Mayor's Advisory Committee had held its first meeting. He also noted that Rebecca Wynd of Outdoor Encounter was in the audience tonight to help the town recognize and thank Boy Scout Finis Stribling for his Eagle Scout Project, which was the building and installation of benches along the Alexander Trail in Thompson's Station Park.

Mayor Napier then read an official Town proclamation in appreciation of Finis Stribling's project and thanked him for his efforts.

**Old Business**

Mr. Langeliers said the pumps and controls for the lift station in Town Center had been delivered and grouted.

He also said there were two agreements pending with Outdoor Encounter that required board approval: one was a property use agreement to allow Outdoor Encounter to operate and maintain the ball fields at Heritage Commons, and another to turn over management and administration of the Community Garden to Outdoor Encounter.

Mayor Napier said he was supportive of the agreements.

**Alderman Benson made a motion to authorize the mayor to enter into a property use agreement with Outdoor Encounter for the operation of the Heritage Commons athletic fields. The motion was seconded and carried unanimously.**

**Alderman Benson made a motion to authorize the mayor to approve and agreement with Outdoor Encounter for the management and administration of the Community Garden. The motion was seconded and carried unanimously.**

Mayor Napier said that Spring Hill patrol officers had recently been posted at some Thompson's Station intersections on weekday mornings to see if that could help mitigate morning commute and school traffic in both jurisdictions, an idea that came out of the Transportation Task Force. He said there was also a plan to capture some aerial footage of traffic patterns during peak hours, which could help inform further ideas and strategies for addressing shared traffic concerns.

**Town Administrator's Report**

Mr. Langeliers reviewed his written report, which mostly pertained to first reading of the budget ordinance. He said he was available for questions.

**Town Recorder's Budget Report**

Mr. Goetsch referred to the financial statements previously submitted. He said the town's cash position remains strong and that everything was tracking closely to budget, with most revenue categories ahead of budget.

Mr. King said housing starts were continuing strongly.

**Second Reading of Ordinance 13-009** – For the establishment of Commercial zoning, amending the Zoning Map to include the Commercial (C) district, amend Section 2303 of the Zoning Ordinance to include a description of the Commercial (C) zoning district and to amend Section 2400 of the Zoning Ordinance the Permitted Use Chart.

Mrs. Deats reviewed her staff report and said there were no changes to this item since First Reading. She noted that all affected properties were located in proximity to State Route 840 either along Columbia Pike or Lewisburg Pike. The properties had been identified as appropriate for commercial development per the town's Comprehensive Plan.

**Public Hearing for Ordinance 13-009**

Jonathan Simms, resident of 1771 Lewisburg Pike in Thompson's Station came forward and asked if the town would be extending sewer service to the Commercially Zoned properties on Lewisburg Pike.

Mrs. Deats said sewer would most likely come with development and be a developer-borne cost; the town had no plans to fund an extension of sewer infrastructure to those properties.

— Sarah Welborn, resident of 6866 Choctaw Road in Unincorporated Williamson County came forward and said she has concerns about commercial development spreading and squelching the aesthetic quality of nature.

— Mr. Simms came forward again and complimented the board on designating appropriate areas for commercial zoning.

— No others came forward to speak.

**Alderman Cooper moved for approval of Ordinance 13-009. The motion was seconded and carried unanimously.**

**Second Reading of Ordinance 13-008** – To establish zoning for one parcel, approximately 50 acres along the south side of West Harpeth Road, east of Hunter Road.

**Public Hearing for Ordinance 13-008**

No one came forward to speak.

**Alderman Cooper moved for approval of Ordinance 13-008. The motion was seconded and carried unanimously.**

**Resolution 13-008** – A resolution to fund a 20% match, not to exceed \$20,000 for Recreation Trails Program (RTP) for the purchase and installation of three pre-built bridges and the abutments.

Mr. Langeliers explained that the town's contribution to the Enhancement Grant would count as its match for this grant.

**Alderman Cooper moved to approve Resolution 13-008. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-006** – For the Annexation of 52 properties located along the west side of Thompson's Station, north of Evergreen Road.

Mrs. Deats said Staff was recommending withdrawal of this item; it was on the agenda because it had been deferred last month, due to pending legislation regarding annexation processes.

Mr. Moore noted that the legislation had not been passed as of yet, but was likely to pass. He said the Board could defer one more month if they wished.

**Alderman Benson moved for deferral. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-010** – To modify Article II to include self-storage standards (File: 6-A-13-004).

Mrs. Deats reviewed her staff report, which included standards for minimum lot sizes, landscape setbacks, limited maximum height, and other considerations. She noted that there were no such standards currently in place, and these had been recommended by the Planning Commission for the Board's consideration and approval.

**After discussion, Alderman Barrett moved to approve on First Reading Ordinance 13-010 and set a Public Hearing for June 11, 2013. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-011** — To zone approximately 183 acres west of Sedberry Road, south of State Route 840 as Agriculture.

Mrs. Deats reviewed her staff report and said that the Planning Commission was recommending Agriculture zoning to be consistent with that of surrounding properties. She noted no development plans were proposed at this time.

**Alderman Cooper moved to approve on First Reading Ordinance 13-011 and set a Public Hearing for June 11, 2012. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-013** – For the establishment of the Budget for Fiscal Year 2013-2014

Mr. Goetsch reviewed his staff report. He noted that no change was being proposed to the property tax rate for the coming year. He also pointed out the addition of a line item for a Special Census, based on the number of permits that had been issued since the last census.

**After discussion, Alderman Davis moved to approve on First Reading Ordinance 13-013 and set a Public Hearing for June 11, 2013. The motion was seconded and carried unanimously.**


**New Business:**

No new business was discussed.

**Community Input and Concerns**

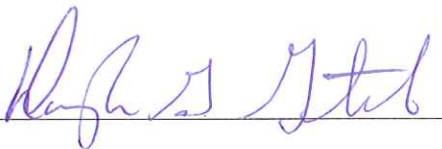
No one came forward to speak.

There being no further business, the meeting was adjourned at 8:08 p.m.



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Corey Napier, Mayor

Attest: 

Douglas G. Goetsch, Town Recorder