

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**June 11, 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 11<sup>th</sup> day of June, 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 May 14<sup>th</sup>, 2013 meeting were previously submitted. Alderman Benson made a motion to accept the minutes as submitted. The motion was seconded and carried unanimously.

**Announcements:**

Mayor Napier introduced State Representatives Glen Casada and Jeremy Durham, who presented a proclamation from the State of Tennessee recognizing and honoring the town's efforts toward commemorating the 150<sup>th</sup> Anniversary of the Battle of Thompson's Station with a living history event on March 9, 2013 at historic Homestead Manor.

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**Town Administrator's Report:**

Mr. Langeliers congratulated Brandon Haskins for receiving his collection systems certification through TDEC. He also reported that the town had received a signed agreement back from Ozzad/Riverbend regarding drip field acreage.

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Mayor Napier discussed the possibility of having the Williamson County Sheriff's department handling signalization during rush hour for a few days, per suggestions that had arisen out of the joint Transportation Task Force with Spring Hill.

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Mr. Langeliers said all the equipment for the pumps and lift station at Town Hall had been delivered and installation was to begin the following week.

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He said the Safe Routes bid opening was scheduled for the next day. Staff was also preparing bid documents for repaving of Thompson's Station Road.

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Alderman Cooper discussed scheduling a joint workshop session with all the town's boards. Mrs. Deats said she would also set up some continuing education trainings.

**Town Recorder's Budget Report:**

Mr. Goetsch reviewed the financial documents that were previously submitted and said he was available for questions. He noted that an amendment for the current budget was on the agenda for tonight, as well as second reading of the budget for the new fiscal year. Overall, he said, things were tracking closely to budget.

Mr. King reported that housing starts were still going strong; however, re-inspection fees were increasing. The board discussed whether and how the fee could be more effective as a deterrent to multiple inspections. Mr. Langeliers noted that the purpose of the fee—currently \$50—was to recoup the cost of Richard's time and resources to make multiple trips to a site for one inspection. Mr. Moore said staff could not impose a punitive fine, but could consider time restrictions or other options that might serve to deter multiple failed inspections.

**Resolution 13-009 — To authorize the Town Administration and Mayor to offer to purchase certain real property located on Thompson's Station Road West for passive public park purposes and to negotiate and execute an agreement and other documents necessary to acquire such property.**

Mr. Langeliers discussed the property's appeal as a keystone of the town's overall shared vision for ample open space and recommended that the board approve the resolution to pursue the acquisition.

Alderman Cooper said she supported this resolution but wished to recuse herself from the vote due to her professional relationship to the property owner.

**After discussion, Alderman Davis moved for approval. The motion was seconded and carried by a vote of 4-0.**

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

Mrs. Deats said the Planning Commission had recommended these standards to ensure that any self-storage facilities developed in the town were of the highest quality possible.

**Public Hearing for Ordinance 13-010 – No one came forward.**

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

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

Mrs. Deats said this property had been annexed by the town last year and a zoning district was never established. Given the rural character of surrounding properties, staff recommended the Agriculture zoning designation. There were no changes since first reading.

**Public Hearing for Ordinance 13-011 – No one came forward.**

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

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

Mr. Goetsch reviewed his staff report and the changes since First Reading, which included the addition of a line item to account for the interest of the interfund loan from the General Fund to the Wastewater Fund; an additional salary and associated payroll taxes and medical split between the Wastewater Fund and the General Fund; modifications to Maintenance and Repairs; correction of a previous error regarding the EDSC budget. He said that overall these were minor changes and the budget still balanced to zero.

**Public Hearing for Ordinance 13-013** –No one came forward.

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

**First Reading of Ordinance 13-006 – For the Annexation of 50 properties located along the west side of Thompson’s Station, north of Evergreen Road. (Deferred from April 9 and May 14, 2013)**

Mr. Moore confirmed that the bill placing a moratorium on annexations by ordinance had been signed into law. Mrs. Deats recommended that the item be withdrawn.

**Alderman Benson moved to withdraw the item from the agenda. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-012 – To modify Article II to include wireless telecommunications facility standards. (File: 6-A-13-008).**

Mrs. Deats said these standards were being recommended by the Planning Commission to regulate the aesthetics and visual impact of wireless communications facilities. The standards set a maximum height limits and encouraged co-location with other towers or structures. She said an amended version of the exhibit would be submitted before second reading and reviewed by Planning Commission, but for now staff recommended approval on First Reading.

**Alderman Cooper moved to approve on First Reading and set a Public Hearing for August 13, 2013. The motion was seconded and carried unanimously.**

**First Reading of Ordinance 13-014 — To amend the budget for Fiscal Year 2012-2013.**

Mr. Goetsch reviewed the changes being proposed, which were mostly housekeeping items in the General Fund. The Wastewater Fund changes were more substantial, but again the changes were just reflecting what had already happened. Adjustments had been made in the Wastewater Infrastructure line item to account for the Old Town Sewer installation and drip fields installation, as well as the Maintenance line item to account for a recent cell issue.

Mr. Langeliers said it would be ideal to get through Second Reading within this Fiscal Year. Staff would coordinate schedules with board members to set a Special Called meeting toward the end of June.

**Alderman Benson moved to approve on First Reading and set a Public Hearing at the next available board meeting. The motion was seconded and carried unanimously.**

**New Business:**

Mayor Napier inquired about the status of getting new road signs installed. Mr. Langeliers said staff was in the process of replacing some signs and building a sign inventory database as they go.

Mr. Langeliers referred back to his Town Administrator's report and recommended changing Doug Goetsch's title to Chief Financial Officer and Leah Rainey's title to Town Recorder. Mr. Goetsch had finished his training as a Certified Municipal Finance Officer and Mrs. Rainey was over halfway through her requirements to receive municipal clerk and recorder certification.

Mr. Moore noted that a motion was required for an appointment to the Town Recorder position, as it was an officer position.

**Alderman Benson moved to appoint Leah Rainey as Town Recorder. The motion was seconded and carried unanimously.**

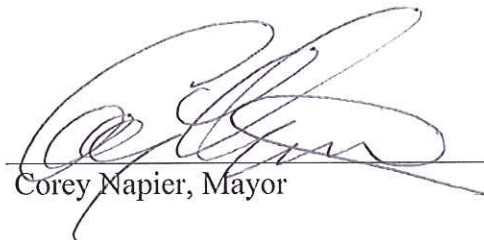
**Other New Business:**

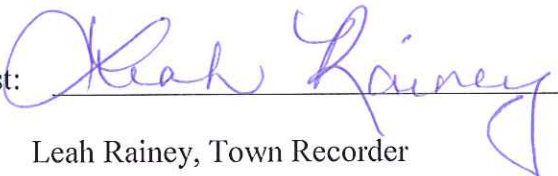
Alderman Davis asked for an update on the town welcome signs. Mrs. Deats said she expected the sign vendor to be fabricating within the next few days. The locations had been staked and were ready for installation.

**Community Input and Concerns**

No one came forward to speak.

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

  
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Corey Napier, Mayor

Attest:   
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Leah Rainey, Town Recorder