

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
June 12, 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 7:05 p.m. on the 12th day of June, 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; and Wendy Deats, Town Planner.

Pledge of Allegiance.

Minutes:

The minutes of the May 8, 2012 meeting were previously submitted. Alderman Benson made a motion to accept the minutes as submitted. Alderman Davis seconded the motion and the minutes were unanimously approved.

Announcements:

Mr. Langeliers stated that at the end of the meeting Ms. Deats would like to present some information regarding changes to zoning.

Town Administrator's Report: (copy on file)

Mr. Langeliers referenced his written report and asked for any questions. Mayor Napier asked about housing permits and Mr. Langeliers replied that new permits were tracking higher than anticipated.

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

Mr. Goetsch referenced the financial statements provided to the Board and highlighted the receipt of a large tap fee in the Wastewater Fund that was for the initial building phase of the Mars Petcare facility. It was not known at the time of the first reading of the 2012-2013 budget ordinance whether this would be received in the current fiscal year or the next fiscal year, so next year's budget would be affected by this receipt in the current year. He also mentioned that the Parks & Recreation Expense line item of the financial statements will be over budget primarily due to the preparation of the ball fields on the Town's property in Heritage Commons.

Old Business:

Mr. Langeliers stated that TDOT had provided a Greenways & Trails Enhancement Grant Agreement for the Town to sign. Mr. Moore stated that his was a standard agreement and he had reviewed it and had a few items to cover with Mr. Langeliers and Mayor Napier, but he suggested the Board make a motion to authorize the mayor to sign the agreement subject to having those discussions.

After discussion, Alderman Benson made a motion to authorize Mayor Napier to sign this agreement after discussion with Mr. Moore and Mr. Langeliers. Alderman Cooper seconded the motion and it was unanimously adopted.

Mayor Napier asked for an update on the fitness equipment being donated by Vanderbilt University Medical Center. Ms. Deats stated that Williamson Medical Center was also going to match the donation by Vanderbilt for this project and construction on the first phase would begin soon.

Wastewater Plant Update -

Bruce Meyer with Sheaffer Wastewater Solutions, LLC explained the timeline for the Cell No. 2 Relining Project. Bid packages would be available to be picked up by June 18th and a pre-bid meeting would be held on June 25th. The bids would be opened on July 9th with the winning bid awarded on July 12th. Mr. Goetsch stated that since the Board does not have a regularly scheduled meeting in July, there would have to be scheduled a special called meeting of the board on July 12th to award the bid. Alderman Cooper asked about the water level in Cell No. 1 and Mr. Meyer replied that it was slowly rising and with the new homes coming online, the average daily flow had increased from about 50,000 gallons per day to about 60,000 gallons per day. Mr. Meyer stated that although the water level would probably decline over the summer months due to evaporation, the Town still needs to make plans for irrigation as treated water will need to be land-applied in the near future. Mr. Meyer also stated that treated water was being tested to see if it meets standards for reuse applications where it could be used for things like landscape irrigation in subdivisions. Mr. Meyer also stated that the compacter is being tested for receiving septage from septage trucks.

Mayor Napier asked for an update on the security camera installation. Mr. Langeliers replied that cameras had been installed at Town Hall, the Regional Wastewater Plant and the Main Pump Station. Cameras are planned for the Town Park and new Public Works Building.

Resolution 12-007 to Approve a Property Use Agreement with Outdoor Encounter, Inc. to Operate Athletic Fields on Town Property in Heritage Commons

Mr. Langeliers stated that this agreement was similar to one executed by the Town with the Station Hill Coyotes football organization in previous years. The fields are being graded now and will need additional fill dirt and topsoil before being seeded. It may be possible to use treated reuse water from the Heritage Commons Wastewater Plant for irrigation. Outdoor Encounter would manage the use of the fields by various youth groups. Mr. Moore suggested the Board review this agreement each year and update it as necessary.

After discussion, motion to adopt Resolution 12-007 was made by Alderman Cooper, seconded by Alderman Benson, and it was unanimously adopted.

Second Reading of Ordinance 12-006 Establishing the Budget and Property Tax Rate for Fiscal Year 2012-2013

Mr. Goetsch explained the main change from the first reading was a reduction in tap fees in the Wastewater Fund that reflected the receipt of the Mars Petcare tap fee in the current fiscal year rather than the 2012-2013 fiscal year.

Public Hearing for Ordinance 12-006 (as advertised in the June 1st, 2012 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).
No one came forward to speak, and Mayor Napier closed the public hearing.

After discussion, motion to adopt Ordinance 12-006 on second reading was made by Alderman Davis. Alderman Benson seconded the motion and it was unanimously adopted.

Resolution 12-008 to Authorize the Town Administrator to Negotiate an Agreement with Mars PetCare for the Town to Provide Reclaimed Water to the Mars PetCare Property

Mr. Langeliers explained that Mars would like 50,000 gallons per day of reclaimed water and a lot of additional research is required to see what is required to make this possible. This resolution would allow him to negotiate an agreement that would be brought back to the Board for approval.

After discussion, motion to adopt Resolution 12-008 was made by Alderman Cooper. Alderman Benson seconded the motion and it was unanimously adopted.

Welcome to Thompson's Station Signage

Alderman Cooper explained that she and Ms. Deats had been working on a project to propose new town limits signage. The main gateway sign is being proposed for the Goose Creek intersection with Highway 31 on the north side of town. This monument sign would require TDOT approval for that location. Additional designs were presented for the other entrances into town as well as directional signage for certain locations, such as exit ramps from S.R. 840. Ms. Deats stated that while TDOT was receptive to the designs of the signs, they would have to approve any locations within their right-of-way. Alderman Davis suggested adding the Town slogan, "Welcome Home", to the signage.

Other New Business:

Mr. Langeliers stated that there would be some temporary electric poles installed at the Mars PetCare site as part of the construction

Community Input and Concerns:

No one came forward with any comments.

Discussion on Zoning Changes

Ms. Deats presented a map depicting the town zoning districts with a new commercial zoning district being proposed. Alderman Cooper stated that what Ms. Deats was presenting was a work in progress developed with input from the Economic Development Steering Committee (EDSC) and welcomed any comments or suggestions from the Board.

Ms. Deats stated that the EDSC was proposing that certain areas in the High Intensity zoning district be changed to this new Commercial zoning district. No changes were being proposed to the Agricultural, Low Intensity or Medium Intensity zoning districts.

Mr. Moore reminded the Board that this was an informational meeting only and any deliberations would come in subsequent meetings after proper notice was given and this item was placed upon an agenda.

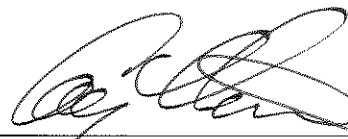
Mayor Napier expressed concern that some citizens may be upset by this change if they did not understand what was being proposed and questioned whether this change should be done at this time and why it was felt that this change was needed right now.

Ms. Deats stated that a limitation in the current zoning is that an applicant that wants the Planned Commercial zoning would have to find a minimum 50 acre site, otherwise they would have to seek Specific Plan zoning. Having a separate Commercial zoning district would help direct potential applicants to look at those designated areas as places where the Town would be most likely to encourage commercial development. This would be tool for helping implement the Comprehensive Land Use Plan. Ms. Deats stated that although she had spoken to individual board members on their views about commercial zoning and had tried to relay that to the EDSC, she felt that a work session like this was necessary to get the input needed to move forward. Mayor Napier stated that directing commercial development to specific areas of town made sense, he was just concerned that a large-scale up-zoning would not be consistent with the goals of the Comprehensive Land Use Plan.

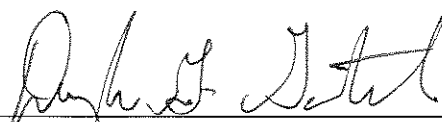
Ms. Deats also made clear to the Board that should the Commercial zoning district be established, applicants that bring projects within that district would no longer be required to get a re-zoning from the Board. The applicant would still have to go through the site plan review process with the Planning Commission and design review by the Design Review Commission. The applicant would have to meet all the same standards (lighting, landscaping, setbacks, etc.), but the re-zoning legislative process would be eliminated.

Mr. Langeliers suggested that staff develop approved uses in the proposed Commercial zoning district and present that at a future date to a work session of the Planning Commission. Ms. Deats suggested public input meetings would be desirable and August would be the earliest that this could occur. Mayor Napier stated that if this helps the Town prepare for the opening of S.R. 840 and the development that could follow it, he was all for examining this option. He was concerned that it could be a distraction for staff with other projects needing attention as well. Alderman Cooper stated that the opening of S.R. 840 was the catalyst for the EDSC's focus on this new district and wanted to make sure the Town was ready for whatever commercial projects might be coming soon. This would allow us to direct potential commercial uses to those specific areas where we want that kind of development. Mayor Napier stated that it is the Board's desire to have Staff continue working on the permitted uses in the proposed Commercial zoning district and schedule a joint session of the Planning Commission and the Board in August to consider any action.

There being no further business, the meeting was adjourned at 8:45 p.m.



Corey Napier, Mayor

Attest: 
Douglas G. Goetsch, Town Recorder