

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
August 13, 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 13th of August, 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 Finance Director; Richard King, Town Building Official; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Leah Rainey, Town Recorder.

Pledge of Allegiance.

Minutes:

The minutes of the June 25th, 2013 Special Called meeting were previously submitted.

Alderman Cooper made a motion to accept the minutes as submitted. The motion was seconded and carried unanimously.

Announcements:

Mr. Langeliers announced that Town Planner Wendy Deats had completed her Level 1 administrative training through the Municipal Management Academy. The Board congratulated Mrs. Deats on her accomplishment and expressed appreciation for staff's continuing education.

Mr. Langeliers said plans for the Fall Festival, the Thompson's Station Dog & Pony Show were well underway and the town looked forward to a great event. Plenty of volunteer opportunities were available.

Mrs. Deats announced that the town's welcome signs had been installed and received a lot of positive feedback from members of the community.

Mr. Langeliers announced that the town had completed its purchase of the 104 acres north of Town Hall to be preserved for public purposes. The town would take possession of the property in one year.

Old Business:

Motion to award bid for road repairs

Alderman Benson moved to approve the bid from Wright Paving Company for the repaving of 1.9 miles on Thompson's Station Road West. The motion was seconded and carried unanimously.

Mr. Langeliers said town staff would look into the possibility of also paving Standing Oak Drive for the same unit price. Mr. Moore said that could be added as an addendum to the contract before it was approved. The motion to award the bid could remain as stated.

Ozzad property agreement update

Mr. Langeliers said the agreement had been signed. Exhibits were being clarified and the plat would be recorded shortly.

Safe Routes to School Phase 2 update

Mr. Langeliers reported that the bid had been awarded and copies of the documents were being sent to all pertinent parties.

Recorded Lots update

Mrs. Deats reported the number of recorded lots to date in Tollgate Village (280), Fields of Canterbury (191) and Bridgemore Village (134).

Town Administrator's Report:

Mr. Langeliers reviewed his written report which included some general maintenance items and said he was available for questions. He gave an update on Cell 2 of the wastewater treatment facility and said there were no apparent issues since the last fix.

Town Recorder's Budget Report:

Mr. Goetsch reviewed the financial statements in the packet. He reported that the town had recently started offering automatic bank draft payment option for sewer bills and many residents had enrolled.

Building Permits: Mr. King said the number of building permits being issued remained high with no sign of slowing. Re-inspection fees collected continued to be high. The Board discussed possibilities for alternative strategies to minimize the number of re-inspections.

First Reading of Ordinance 13-015 — To repeal the Zoning Ordinance and Adopt a New Zoning Ordinance

Mrs. Deats reviewed her staff report. She said town staff had recommended this adoption in order to clarify some language and discrepancies among previous versions regarding density for cluster and conventional developments. She said a more complete Zoning Ordinance amendment was being prepared for the Planning Commission that would address other considerations that had been brought up.

Alderman Benson moved for approval and set a public hearing for September 10, 2013. The motion was seconded and carried unanimously.

First Reading of Ordinance 13-016 – To adopt a modification to Impact Assessment Fees

Mr. Langeliers said there had been ongoing discussion about modifying the town's approach to Impact Fees, which currently charged \$1.00 per square foot, regardless of use. The town was proposing to adopt a model that uses a trip-generation approach to determine impact fee structure, which would be more consistent with neighboring municipalities' fees for non-residential uses. He said some adjustments to the specific numbers may be made before Second Reading and final vote.

Alderman Davis moved for approval and set a public hearing for September 10, 2013. The motion was seconded and carried unanimously.

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

Mrs. Deats reported that the Planning Commission had reviewed these changes and recommended them to the Board of Mayor and Aldermen.

Public Hearing – no one came forward to speak.

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

New Business:

Bid for painting Town Hall:

Mrs. Deats reported that four bids have been received and staff would proceed to enter into a contract with the chosen bidder.

Other New Business:

Parks Committee Appointments: Mayor Napier appointed Liesa LaCroix, Ginger Trushel, Dawn Craig, Jim Van Vleet, and Board liason Sarah Benson to the Parks Committee.

Mrs. Deats discussed some items relating to parks master plan that would be coming before the Parks Committee in the next few weeks.

Community Center Discussion:

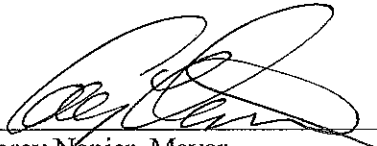
Mr. Langeliers discussed the use of the Community Center and its previous limitations due to the septic system. Now that sewer was available, staff was recommending that the new Parks Committee consider revisiting the policies for its use. Mrs. Deats said she was working to schedule the group's first meeting.

Community Input and Concerns


Willis Gilliam asked that the Parks Committee consider hearing from a representative from Life After Fifty, which has been using the Community Center for weekly activities, free of charge. Mrs. Deats said she would notify Life After Fifty organizers to come and share their thoughts on the matter when the Parks Committee considered it.

Alderman Davis shared that a report had recently come out naming Thompson's Station number one in percentage increase in property values.

There being no further business, the meeting was adjourned at 8:15 p.m.



Corey Napier, Mayor

Attest: 

Leah Rainey, Town Recorder