

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
August 14, 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 7:03 p.m. on the 14th day of August, 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; Brinton Davis, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; and Leah Dennison, recent hiree for the position of Town Clerk. Town Planner Wendy Deats joined the meeting at 7:44 p.m. Alderman Nina Cooper was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the July 12, 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 announced that Boy Scout Jeremiah Daniels had completed installation of 13 birdhouses in the town park as a community service project. Mayor Corey Napier presented Daniels with a proclamation of appreciation for his work and expressed thanks on behalf of the town and the community.

Town Administrator's Report: (copy on file)

Mr. Langeliers announced that the Town Clerk position had been filled by Leah Dennison, who was scheduled to begin work on Monday, August 27. Mr. Langeliers referenced his written report, and stating that most of its contents had been reviewed previously at the Public Works and Finance Committee meeting or were on the agenda for the present meeting.

He recapped the decisions made to move forward on the sewer project with an interfund loan from the general fund to the enterprise fund and also to begin repaving a portion of Thompson's Station Road West before the paving season becomes too short. Mr. Langeliers said that he would prepare bid documents as quickly as possible and proceed with a resolution to award a contract once bids had been submitted and reviewed.

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

Mr. Goetsch referenced the financial statements provided to the Board, which were the same as the statements provided to the Finance Committee the previous week. Mr. Goetsch asked for any questions and stated that the cash balances were at an all-time high of approximately \$3.4 million.

Community Input and Concerns:

Mr. Napier proposed to move Public Input and Concerns to the top of the agenda in the interest of citizens in the audience; the Board unanimously agreed.

Troy Mizell, resident of 3156 Natoma Circle, Thompson's Station, came before the Board and stated that residents of the Tollgate were unhappy with the level and quality of telephone, Internet and television services provided by Crystal Clear Technologies, a company also serving Bridgemore and claiming to have a 99-year contract with the developments' homeowners associations to be the exclusive service provider for those subdivisions.

Mr. Mizell expressed concern that the technology was outdated, the rates were not competitive, the customer service was unsatisfactory and inconsistent, and the phone service was unreliable to the extent that he and others considered a public safety issue inasmuch as a resident could be unable to reach 911. He said that all Tollgate residents were required to pay for a TV package, even if they did not want TV service. Mr. Mizell said he thought that the residents of Tollgate and Bridgemore should be allowed to have a choice in their service provider per FCC regulations.

Mr. Napier asked who owned Crystal Clear, and Mr. Mizell said he believed James Carbine to be the owner or majority partner.

Mr. Langeliers said that the town is not a party to agreements between the Homeowners Association and Crystal Clear, as those are private contracts. Mr. Langeliers said the town's only connection to Crystal Clear was in the form of a franchise agreement, the purpose and extent of which was to allow the company to build their communications infrastructure in the town's right-of-way.

Mr. Mizell said it was his assumption that any contract formed between the original HOA of Tollgate and Crystal Clear ought to have been nullified as a result of the bankruptcy of the original developer, as a new Homeowners Association had since been formed.

Mr. Mizell said Dock Street Communities could not address these service issues because they are not a party in the contract between the HOA and Crystal Clear.

Matthew Locke, resident of 3861 Somers Lane also came before the board and expressed concern and dissatisfaction with Crystal Clear's products, services, prices and claim to exclusivity in Tollgate and Bridgemore. Mr. Locke said his biggest concern was residents' inability to get 911 phone service without purchasing a package for \$140 per month, and further, that the phone service provided was voice over IP and not a landline.

Ryan Milke, Fairview resident addressed the board, stating that he had worked as a technician on a security system in Bridgemore and had witnessed firsthand several phone service downtimes.

Bob Smith, resident of 3664 Wareham Drive approached the Board and said that he had experienced continual problems with both his television and his phone service through Crystal Clear.

Mayor Napier thanked the speakers for their comments and examples and said the town takes such concerns seriously and would like to support solutions to the problems brought forth.

As there was no further public input, the board proceeded with the agenda.

Old Business:

Wastewater Plant Update:

Bruce Meyer with Sheaffer Wastewater Solutions, LLC reported that the relining construction process began on cell 2 of the regional wastewater facility on July 23 and was going well so far. An inspection of the sidewall liner on August 2 revealed that there had been very little erosion or damage, and the inspection team was pleasantly surprised at the good condition. Mr. Meyer said the next major step in the process was to install the liner, which had been ordered and was expected to arrive around the first week of September.

Mr. Meyer said he expected to have the new liner installed in September and the aerators in by mid-October. He said the project should be completed on schedule, barring any unexpected delays.

Mr. Meyer said a new unloading spot for septage receiving had recently been completed and would soon be tested.

Regarding irrigation, Mr. Meyer said the soil maps had been completed. Progress was being made toward securing a permit with TDEC and Mr. Langeliers had been involved in discussions with the landowner.

Mr. Langeliers said the maps had been plotted as of today and that staff was working on scheduling a meeting with State officials to get their feedback before going back to review plans with the landowner. Mr. Langeliers added that he expected to have a resolution on the agenda next month to authorize the mayor to enter into a contract for construction quality assurance. Mr. Langeliers also gave an update that the previous issues regarding bonds had been resolved to satisfaction.

First Reading on Ordinance 12-007 to amend Article 2 of the Town Zoning Ordinance to add standards governing the development of automotive uses.

Mrs. Deats stated that the Planning Commission had reviewed the ordinance at three different meetings and was recommending it to the Board for approval. Mrs. Deats said the ordinance included standards for setbacks, roadways, landscaping, building facades, lot coverage, parking, building height, queuing for car washes and other uses that require vehicle stacking, outdoor display of merchandise, pedestrian access and design. Mrs. Deats said staff recommended the ordinance for a public hearing and second reading at the September 11 meeting.

After discussion, motion to pass on First Reading Ordinance 12-007 was made by Alderman Barrett, seconded by Alderman Benson, and it was unanimously approved. A Public Hearing and Second Reading was set for September 11, 2012.

Resolution 12-009 Authorizing an interfund loan from the General Fund to the Wastewater Fund

Mr. Moore explained that the interfund loan would be used to pay for the repairs to cell two of the wastewater facility as was discussed in the joint committee meeting the previous week. He said that the state had already issued pre-approval for the resolution, and so the town could expect state approval within a matter of days of the resolution's passage.

Mr. Langeliers recommended making the loan in the amount of \$500,000 with the expectation of using only a portion of it.

Mr. Napier said he was in favor of action being taken rather than deferring this item another month.

Mr. Goetch asked whether an interest rate had been assigned.

Mr. Moore said it should be comparable to what would be available in the private sector, somewhere around three percent.

After discussion, a motion to approve Resolution 12-009, with revisions to the language to cover other sewer-related projects, for an interfund loan in an amount not to exceed \$500,000 with an interest rate of three percent was made by Alderman Benson, seconded by Alderman Davis, and it was unanimously approved.

Discussion on policy for useage of town reclaimed water and well water

Mr. Langeliers said that so far, town well water has been used for various purposes at Tollgate and Mars and to water the community garden. Mr. Langeliers suggested that the Public Works committee undertake to research and develop a plan for the dispensing and potential sale of town reclaimed water and well water.

Mr. Langeliers said further research is needed to determine what types of tests and additional expenses might be incurred to make the reuse water fit for distribution or sale and to determine what kinds of fees the town may need to levy to cover those costs.

Mr. Langeliers estimated that it would likely be at least a year until the town had reuse water to dispense.

Mr. Napier said he would like the Public Works committee to move forward with exploration of options for dispensing and potentially selling reused water and well water.

New Business:

Resolution for Ordinance 12-008 to amend Article 1 Section 2-103 of the municipal code regarding the duties of the Town Administrator

Mr. Napier said he had been working with Town Staff and external consultant Debra Grimes on developing some HR policies for the town, and this ordinance was a result of that effort.

Mr. Moore explained the ordinance would further define the duties of the town administrator to include hiring and firing of town employees, which is typical among other municipalities.

After discussion, motion to adopt Ordinance 12-008 on second reading was made by Alderman Davis. Alderman Benson seconded the motion and it was unanimously adopted.

Traffic Planning Services:

Mr. Langeliers said he and Mr. Napier had met with a traffic planner at a planning service company to discuss some general, long-rang issues such as impact fees, build-out projections and modeling, and road maintenance. He noted that this firm had done traffic shed methodology for Williamson County. Mr. Langeliers said he expected to have an agreement drafted and to return next month with a resolution authorizing the Mayor to enter into a contract with such a service provider to be a standby consultant for the town on an as-needed basis as these questions arise.

Other New Business:

Mr. Langeliers said town staff is preparing to restructure deadline schedules for agendas in order to maximize efficiency of town meetings, in anticipation of increased business and continued development in the near future.

Mr. Moore said that the correct procedure for hearing a non-agenda item first involves a motion and approval to add said item to the agenda.

Mr. Langeliers suggested that if board members or commissioners feel they do not have adequate information or enough notice to be comfortable hearing a non-agenda item, they should vote against hearing it.

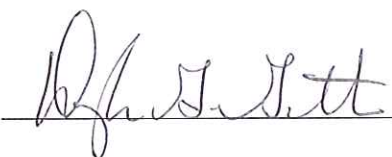
Mr. Davis asked Mr. King what two non-residential permits were issued in the month of July.

Mr. King said one was a barn at the Tennessee Equine Hospital, and the other was an addition to the children's wing at Thompson Station Church.

There being no further business, the meeting was adjourned at 8:33 p.m.



Corey Napier, Mayor

Attest: 

Douglas G. Goetsch, Town Recorder