

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**September 10, 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 10<sup>th</sup> day of September, 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; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Richard King, Town Building Official; and Leah Rainey, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the August 13<sup>th</sup>, 2013 meeting were previously submitted. Alderman Davis made a motion to accept the minutes as submitted. The motion was seconded and carried unanimously.

**Announcements:**

Mrs. Deats said the re-painting of town hall was about to begin. She also announced the park was getting a new piece of equipment: a standalone "melody maker" was scheduled to be installed prior to the fall festival, along with a fresh layer of playground mulch.

Mr. Langeliers announced the Greater Nashville Regional Council was having its 46<sup>th</sup> annual business meeting and banquet Thursday, September 13 in Hendersonville. Any board members or town representatives interested in attending could contact Town Staff to RSVP.

**Old Business:**

Mr. Langeliers said staff had added Standing Oak Road as a unit price addendum to the agreement with Wright Paving Company. He said they had a chance to pave it earlier than expected and asked the board to make a motion to ratify the contract to include this addendum.

**Alderman Davis moved for approval of this amendment. The motion was seconded and carried unanimously.**

Mr. Langeliers discussed working with Williamson County for work on Tom Anderson Road. A motion was needed for the town to pay for the remainder of its portion of the paving and addition of shoulders.

**Alderman Benson moved for approval, pending the receipt of documentation from Williamson County confirming the contractual arrangement with LoJac. The motion was seconded and carried unanimously.**

Mr. Langeliers asked the board whether they would like Wright Paving to also patch the section of Thompson's Station Road that was dug up for the old town sewer installation, or wait until all lateral connections were made. He said there was also potential for a 12-inch water line that may need to be installed if Whistle Stop moves forward.

Mayor Napier said he would prefer to go ahead and patch it, as inexpensively as possible. The board agreed.

**Other Old Business:**

Mrs. Deats said the town had received no bids for the wayfinding signs. Jarvis Sign Company had submitted a quote a few weeks ago. In the absence of sealed bids, the board could elect to proceed with Jarvis or re-bid the project.

**Alderman Cooper made a motion to move forward with Jarvis. The motion was seconded and carried unanimously.**

**Town Administrator's Report:**

Mr. Langeliers discussed concepts for old town streetscapes and other downtown revitalization efforts and reviewed a sketch that had been provided to the board members. He said this was an opportune time to study the possibilities for downtown, given the possibility of the prospective Whistle Stop development moving forward. He said the old town revitalization was intertwined with trail and greenway expansion.

Mayor Napier said he would like to get feedback and input from the Parks Committee, the Economic Development Steering Committee, the Mayor's Advisory Committee and others.

Mr. Langeliers said the deed for the Ozzad property had been recorded, and Sheaffer Wastewater Solutions was working on designing the plans for the drip fields.

Mayor Napier thanked staff and members of the audience who were working on plans for the upcoming Dog & Pony Show fall festival.

**Town Recorder's Budget Report:**

Mr. Goetsch said everything was tracking closely to budget. Mr. King said building permits were still going strong, with several being issued every month.

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

Mrs. Deats said this was a bit of a cleanup to the code and had been noticed for tonight's public hearing.

**Public Hearing** – No one came forward to speak.

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

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

Mr. Langeliers said a fee schedule had been added since first reading that took into consideration trip generation of various uses and cost of maintaining and upgrading thoroughfares to account for the additional traffic brought by development. The schedule itself was the next agenda item, Resolution 13-012, which would be addressed with a separate action.

**Public Hearing** – no one came forward to speak.

**After discussion, Alderman Davis moved for approval. The motion was seconded and carried unanimously.**

**Resolution 13-012** – Establishing the Schedule of Impact Fees

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

**Consideration of Community Center Rental Policy**

Mrs. Deats discussed the memo she had written on behalf of the Parks Committee, recommending policies and fees for use of the community center with regard to potential upgrades and improvements to the building. The Parks Committee's recommendation was that, prior to upgrades, 501(c)(3) nonprofits be permitted to use the facility free of charge from Monday through Thursday. Revenue-generating uses would pay 10% of proceeds. All others would pay a \$35 fee with a refundable \$200 deposit.

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Friday through Sunday and holidays would be considered peak times. Prior to upgrades, all renters—including nonprofits—would pay a \$50 fee with a \$200 deposit. Ten percent of proceeds would be charged for revenue generators.

After upgrades, nonprofits would still be permitted to use the facility free of charge Monday through Thursday. Others would pay \$50 for half-day with no kitchen facility, or \$100 with use of the kitchen. The full-day rental fee would be \$100 without kitchen or \$150 with kitchen. All would include a \$200 refundable security deposit.

After upgrades, Friday through Sunday and holidays would be \$100 for half-day with no kitchen; \$150 with kitchen; \$150 for full day, no kitchen, and \$200 for full day with kitchen.

The Committee suggested no refunds for cancellations within two weeks of the booked date, and full refunds for cancellations more than two weeks prior to the booked date.

Discussion ensued regarding further definition of terms such as half-day, full-day and holiday; fee amounts with regard to staff time and cleaning costs, the possibility of limiting the number of consecutive rentals allowed by one individual or organization, and other considerations.

After further discussion, the Board decided that more research was needed before a policy would be set.

**New Business:**

Mayor Napier said the town had reached out to the Williamson County Sheriff's department about increasing their presence in Thompson's Station and that he would like the board consider how the town can assist with equipment and personnel costs.

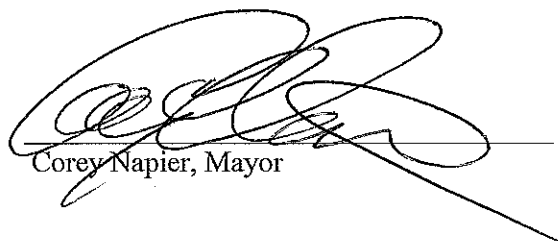
**Other New Business:**

The board discussed the news about TDOT widening Columbia Pike.

**Community Input and Concerns**

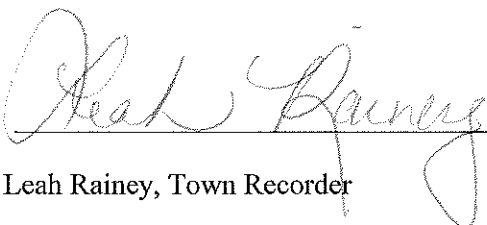
No one came forward to speak.

There being no further business, the meeting was adjourned at 8:27 p.m.



Corey Napier, Mayor

Attest:



Leah Rainey, Town Recorder