

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
October 8, 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 7:03 p.m. on the 8th of October 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 September 10th, 2013 meeting were previously submitted.

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

Announcements:

Mrs. Deats reported that Town Hall had recently been repainted; in the town park, the train playground had been pressure washed, a melody maker installed, and a fresh batch of mulch delivered, all prior to the fall festival; Standing Oak had been repaved with some minor issues being worked out by the town's engineer; the date on the town welcome sign had been corrected.

Mrs. Deats also announced that October 30th was the next EDSC networking breakfast and would include a guest speaker from TDOT regarding community transportation planning; the next Parks Committee meeting would be October 15th and would include a discussion of the town center streetscape plan, among other items.

Lastly, Mrs. Deats said the marketing video company Snapshot was in the process of selecting locations, dates and interviewees for filming. She said she hoped to have the video in hand at the next EDSC meeting.

Old Business:

Presentation of Debt Obligation Form: Mr. Moore reviewed documents regarding the closing on the purchase of 104 acres. He said this presentation was required by law and no board action was necessary.

Discussion on Wright Paving Contract: Mr. Langeliers explained that Wright Paving had leftover material from the repaving job on Thompson's Station Road and as a result had extended to the Dean Road intersection. That left only 1.09 miles of Thompson's Station Road remaining to be paved. It would cost \$180,000 to finish. Counsel had said the town would need to rebid the project, so Mr. Langeliers said he was asking for direction from the board on whether to pursue that last mile this paving season if possible.

After discussion, the board directed staff to proceed with the bid process and try to complete the final mile this year.

Safe Routes to School Update: Mr. Langeliers said the bid had been awarded and TDOT had concurred; a pre-construction meeting had been held. He had asked TDOT if town staff could perform the Construction Engineering Inspection (CEI) themselves. TDOT required a public need justification letter and a qualifications letter in order to consider the request. Because the town did not employ an engineer, Mr. Langeliers had asked HMB what the cost would be for them to perform the CEI; it would cost \$22,000—32,000. He noted any amount would be over and above the grant money. The town had until November 30th to complete their project per the agreement with TDOT.

Mr. Langeliers said the town was back at a point where it needed to decide to proceed with this final expenditure or abandon the project, and he asked for direction from the board.

Mr. Goetsch reported that \$29,000 had been spent on Phase 2 of the project so far since 2008.

After discussion, Alderman Cooper moved to direct staff to proceed with the necessary steps to fund this last expense pertaining to the Safe Routes to School project. The motion was seconded and carried unanimously.

Discussion on Extra-territorial Sewer: Mr. Langeliers discussed a request from Williamson County EMS for extra-territorial sewer. He reviewed a plan to put a 12-bay rescue squad facility outside the town limit and within Franklin's Urban Growth Boundary. The county was considering installing a grinder pump and collection line at their expense to access the lift station in Tollgate Village. TDOT has given permission for a line to be installed in their right-of-way. Mr. Langeliers said it wasn't clear whether the town needed to ask the City of Franklin to acquiesce since the site was in their UGB, but it was probably a good idea regardless.

The county would purchase two taps worth of sewer from the town for this facility. Mr. Langeliers said no action was needed at this point; he was just seeking direction from the board as to whether they were generally agreeable to this idea, so he could relay to the county whether to move forward in this direction.

After discussion, the board directed staff to inform the county that town officials were generally supportive of the concept.

Wastewater Update: Bruce Meyer from Sheaffer International gave an update on the town sewer and drip field installation project.

Alderman Cooper asked what the sewer capacity was at present.

Mr. Meyer said the regional system was currently treating 80,000-100,000 gallons per day out of a maximum treatment capacity of approximately 300,000 gallons per day. In terms of drip irrigation, the installation of infrastructure currently underway would provide for approximately 150,000 gallons per day of disposal capacity. He noted that reuse of treated wastewater does not presently count toward disposal capacity per TDEC's permit requirements. He suggested that town staff and officials coordinate a training session to learn more about the sewer system operations as well as capacity and demand issues.

Mayor Napier said he didn't feel the board and planning commission should grant additional sewer capacity until a strategic roadmap was developed determining a methodology for extending sewer service. He said the town had to be judicious in how it granted sewer capacity and that he wanted the town to work with TDEC and others to determine a way forward, including funding mechanisms for capacity expansion.

Alderman Cooper asked how much capacity was left taking into account the capacity already allocated to the build-out of existing subdivisions.

Mr. Langeliers said if both cells were functioning properly, there was an estimated 1.2 million gallons per day of treatment capacity, although Mr. Meyer was currently in the process of re-evaluating those numbers.

Mr. Meyer said that disposal capacity was different from treatment capacity

Mr. Langeliers noted that without a large front-end investment to install infrastructure above and beyond present-day capacity needs, the process of increasing both treatment and disposal capacity is incremental and therefore includes some inherent risk for the town, as it does for all municipalities in the sewer business. The question to be

decided was how far ahead of those capacity limits the town should aim to stay, and by which of several methodologies should sewer capacity be calculated, allocated and tracked.

Alderman Cooper said she wanted this to be a priority, as the initial reason for making sewer service a public function was that it would be a source of revenue for the town.

Mayor Napier said he agreed; it was a top priority for the town.

Monthly Budget Report:

Mr. Goetsch reviewed the financial statements in the packet and said he was available for questions.

First Reading of Ordinance 13-017 – to amend several sections of the Zoning Ordinance related to Definitions, Performance Standards, Resource and Tree Protection, Parking, Signs and Exterior Lighting Standards and Public Infrastructure

Mrs. Deats reviewed the changes, including definitions updates, setback increases, further specification for transferred density options, additional standards for lot design, tree protection, hilltop and ridgeline development and more. She said these updates would go back before Planning Commission in advance of second reading and final vote.

She also said she was working on an appendix to the landscape ordinance with a list of permitted trees, which would be included for second reading.

Alderman Cooper moved to approve and set a Public Hearing for November 12, 2013. The motion was seconded and carried unanimously.

First Reading of Ordinance 13-018 – to amend the Budget for Fiscal Year 2013-2014

Mr. Goetsch reviewed the proposed changes, which were line items under “expenditures” in the Wastewater Fund. The line item for “infrastructure” would be increased from \$150,000 to \$290,000 per an agreement with the Canterbury subdivision regarding pump station installation. The other change was a \$40,000 increase to the line item “professional fees” for engineering, surveying and outside consultant needs pertaining to the TDEC NOV and drip fields installation.

After discussion, Alderman Davis moved to approve and set a Public Hearing on November 12, 2013. The motion was seconded and carried unanimously.

New Business:

Mr. Langeliers announced he would be retiring at the end of the fiscal year. Alderman Davis reviewed a job profile for the new Town Administrator that had been drafted by MTAS consultant Jeff Broughton with input from the board members. He said the job posting would be advertised locally as well as nationally, and the applications collected and screened by Mr. Broughton, who would deliver finalists to the board.

Mayor Napier said that Thompson’s Station Mayor David Coleman had offered to be a resource to the town and help with certain tasks as Mr. Langeliers works through his transition plan. He said he did not expect an impact to the current budget, since the town had created an engineering position four months ago that had not been filled.

Community Input and Concerns

Mr. Ken Dubose of 2683 Thompson's Station Road W came forward and expressed concern about a possible road connection at the site of a proposed condo development in Spring Hill by John Maher. He asked if there was anything the town could do to deny access to a connection to Thompson's Station Road.

Mayor Napier said his understanding was that plan had been re-submitted in order to keep approvals current but that there were no immediate plans to move forward. He said the town had major concerns about a road connection and that the town had some dialogue with Spring Hill on this matter and other transportation issues. He said the town's long-held position was that Spring Hill needed to solve its own transportation issues without connecting to Thompson's Station's roads. He said this issue was part of a bigger picture that included the location of a possible interchange at I-65 and other considerations.

Alderman Cooper said that the board was not taking this matter lightly; a connection there would be unsafe in her opinion, which was the biggest issue. In addition, it would be a burden on Thompson's Station's roads to mostly accommodate Spring Hill drivers.

Mr. Dubose asked whether town approval was needed in order for the connection to be made.

Mayor Napier said he thought it would be difficult for them to move ahead without the town's cooperation.

Mr. Langeliers noted that a small section of the south side of Thompson's Station Road did fall within Spring Hill's municipal boundary. He said there were a lot of reasons, including safety, for the town to resist this proposed connection, and the town was working to address these concerns diplomatically.

There being no one else wishing to speak, Mayor Napier closed Public Input and Concerns.

Alderman Davis thanked everyone who came out to volunteer at or otherwise support the Dog & Pony Show festival and concert.

There being no further business, the meeting was adjourned at 9:11 p.m.



Corey Napier, Mayor

Attest: 

Leah Rainey, Town Recorder