

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**October 9, 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 7:00 p.m. on the 9<sup>th</sup> day of October, 2012, 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; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Leah Dennison, Town Clerk; and Wendy Deats, Town Planner. Alderman Ron Barrett was absent.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the September 11, 2012 meeting were previously submitted. Alderman Cooper made a motion to accept the minutes as submitted. Alderman Benson seconded the motion and the minutes were unanimously approved.

**Announcements:**

Mr. Langeliers said Eagle Scout Alex Goss, who was in the audience, had built benches and two picnic tables outside of Town Hall and another in front of the granary. He remarked that many people come to take pictures by the train and until now have not had a place to sit.

Mr. Napier presented Alex with a Proclamation thanking him for his service to the Town.

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Mrs. Deats gave an update on the Fall Festival, which raised a little over \$5,000 for the Thompson's Station Community Association, including one pending donation.

Regarding the Town Park exercise equipment, she said installation had been completed and more grass would be planted around the equipment sites.

Mrs. Deats also reported that Mars Petcare employees had participated in a volunteer day the previous Friday and had planted about fifty trees in Thompson's Station Park and installed a pet sensory garden in the rear of the park near the trails. She said the sensory garden had potential to expand in the future.

Alderman Benson mentioned that Mr. Langeliers had contributed cut stone that really added aesthetically to the sensory garden.

Mr. Langeliers said the project was a collaborative effort by town staff and town leadership as well as Riverbend Nurseries and Mars and the Tennessee Tree Council.

Mayor Napier gave his compliments to staff and volunteers. He said the park looks fantastic and really was a jewel of the town.

Mrs. Deats said in the last two weeks she had received an email and an in-person compliment on the improvements in the park.

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Mr. Langeliers announced that the Outdoor Encounter 5K/10K run on Highway 840 would take place Saturday, October 13. Outdoor Encounter and had already registered around 400 participants and was expecting around 500 total.

He said the bicycle race out of Leiper's Fork had enrolled 800 participants including the governor and would include a ceremonial celebration at Burwood.

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Mr. Langeliers said the town would provide flatbed trailers at the farmer's market lot for anyone wishing to participate in the Old Tennessee Trail Yard Sale October 12-14.

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Mr. Langeliers said planning was underway for a commemorative event around the upcoming 150<sup>th</sup> anniversary of the Battle of Thompson's Station in March 2013. He said staff had met with an artillery team out of Alabama that could do a blank demonstration for around \$1,000. He said there was potential to find sponsors. A live fire demonstration would be more expensive—around \$5,000—due to the required liability insurance.

He also said a cavalry group out of Texas may also come.

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Alderman Cooper shared with the board the marketing flyer that the EDSC had prepared for the town, designed by resident Daryl Stevens. She said the EDSC had wanted this to distribute to prospective businesses and companies who are interest in locating in Thompson's Station.

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Mrs. Deats added that the Williamson County EDC had just put a link to Thompson's Station on their website, [WilliamsonProsper.com](http://WilliamsonProsper.com).

Alderman Coopers said the NAIOP had recently had a bus tour and they had driven by the Mars site. She said she'd heard a lot of positive feedback about Thompson's Station on the bus tour.

Mr. Langeliers said the EDSC had discussed targeting businesses and companies that would be desirable at the interchange of Highway 840 and Highway 31 and trying to recruit those actively.

Mayor Napier said he thought that effort was important; that it was better to be proactive than reactive.

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Alderman Benson asked what was going on with the Medical Center in Tollgate.

Alderman Cooper said the building was leased for a joint venture by Williamson Medical Center and Vanderbilt, but they had not yet moved in. She said she didn't know why.

Mrs. Deats said they had come in for a sign permit two weeks ago and had since refaced their sign, so hopefully that was an indication that something would be happening soon.

**Town Administrator's Report:**

Mr. Langeliers said it had pretty much been covered verbally in the announcements, and he was available for further questions.

**Town Recorder's Budget Report:**

Mr. Goetsch referenced the financial statements in the packet and said he was available for questions. He noted that the cash position remained strong, though it had dropped some due to recent payments made to the company repairing the wastewater facility. He said the town was still tracking close to budget.

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Mayor Napier asked about the housing report.

Mr. King said it was the strongest month for building permits since 2005.

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Alderman Davis said he had seen the utility trailer the other day and noticed the tires looked worn. He asked if the town could get some new tires for it.

Mr. Langeliers said he would look to purchase some.

**Old Business:**

**Discussion on Repaving Parts of Thompson's Station Road West:**

Mr. Langeliers said the town was ready to bid the repaving of portions of Thompson's Station road; however, his opinion was that the roads could get through the winter as is, and there may not be enough warm weather left this year to get it done. He said he thinks it makes more sense to postpone and do those repairs when it gets hot next summer.

Alderman Cooper asked whether it would come back before the Board later.

Mr. Langeliers said they would bring it back before the board before repairs start, and that they would probably look to start getting bids together in the spring.

Mayor Napier said they should aim to get it done still within this fiscal year since it was budgeted.

**Discussion on Signage:**

Mrs. Deats said they would like to postpone the discussion on town welcome signage to give town staff and leadership a chance to consult with property owners. She said location details still needed to be finalized and survey completed. She wanted to avoid going into TDOT right of way due to safety concerns. She said it may come back before the board in November.

Alderman Cooper said she did not want to bring it before the board at a public meeting before the landowners had been contacted.

**Safe Routes to School Project Bid Results:**

Mr. Langeliers said the town had received one bid and it was in an amount that exceeded the budget for

the project and more than the grant amount. He said the town's consulting engineer felt that the bid was too high.

Mr. Langeliers said if the town rejected this bid, they would have more of an opportunity to coordinate a connection with Spring Hill's project, whose design was still in progress.

Mr. Langeliers said he had contacted TDOT, and they were in agreement with the town rejecting this bid. Per TDOT's requirements, he had prepared a letter requesting that they redo their environmental evaluation, which was necessary due to how much time had passed. He said that reevaluation would not cost the town anything; it would be done by TDOT at their own expense.

Mr. Langeliers requested that the Board make a motion to reject the bid, and then re-estimate costs and reopen the bid after Spring Hill's design has received preliminary approval from TDOT. He said he did not anticipate Spring Hill's design to change the Town's design in any way that would be expensive; just minor tweaks if anything.

He said that hopefully there would be more competition the next time around; the town would try to advertise it a little longer.

Mayor Napier said he was in agreement that the town reject the bid and return to the project once they had a chance to coordinate with Spring Hill's project.

**Alderman Davis made a motion to reject the Safe Routes to School Bid for being too expensive. Alderman Benson seconded and the motion carried unanimously.**

**Other Old Business:**

**WCEDC Representative:**

Mr. Langeliers said currently Mayor Napier is the town's primary representative to the Williamson County Economic Development Commission, and Mr. Langeliers is the designee in his absence. He said it seemed to be more appropriate for the official designee to be Alderman Nina Cooper, chairperson of the Town's Economic Development Steering Committee. Anyone else who wanted to attend EDC-related meetings would still be welcome; this was just a question of who was the voting representative. This required an action by the board.

Mayor Napier asked if Alderman Cooper would accept this responsibility, and she said she would.

**Alderman Benson made a motion to designate Alderman Cooper to be the Williamson County EDSC representative for the town of Thompson's Station. Mr. Davis seconded and the motion carried unanimously.**

**Wastewater Plant Update:**

Bruce Meyer with Sheaffer Wastewater Solutions, LLC reported that the liner had been installed smoothly and successfully, despite some interference by rain. Work was still underway to install aeration pumps. He said he was anticipating the project to be complete by mid-late November.

Mr. Meyer also reported that representatives from local firm Rock City were meeting with them tomorrow to help prepare for reuse irrigation. He said they were aiming to get some test irrigation done by the end of October, as cell one was pretty full.

**Second Reading on Ordinance 12-009 to Amend the Town Budget for Fiscal Year 2012-2013**

**Public Hearing on Ordinance 12-009 (as advertised in the September 16<sup>th</sup> edition of the Willimason A.M. newspaper, on the Town website and in various postings around Town):**

No one came forward.

Mr. Goetsch said the only change staff was discussing was to add some funds to the Parks and Rec expense line to resolve a timing issue with the payments. He said the town received \$10,000 last fiscal year from Vanderbilt and Williamson Medical Center and is getting \$10,000 more during this fiscal year and \$5,000 next fiscal year. However, the town had elected to put all the equipment in at one time at a cost of around \$32,000. This would put the town over budget in the Parks and Rec line. Mr. Goetsch said his suggestion was to move \$30,000 into Parks and Rec from the general fund and that would cover these payments. Then as the donations came in over the next couple of years the town would be reimbursed.

Mr. Langeliers said the town had decided to add the youth stations in and install it all at one time, so they knew they were agreeing to an additional \$6,000-7,000 in order to do that.

Mr. Goetsch said this change would increase the fund balance line item from \$507,500 to \$537,500.

Mayor Napier said he had no further questions and was supportive.

**Alderman Davis made a motion to approve on final reading Ordinance 12-009. Alderman Benson seconded and the motion carried unanimously.**

**Ordinance 12-010 to Amend Article II, Section 2306 and 2307 of the Town Zoning Ordinance to Increase Multi-Family and Non-Residential Building Heights**

**Public Hearing on Ordinance 12-010 (as advertised in the September 16<sup>th</sup> edition of the Willimason A.M. newspaper, on the Town website and in various postings around Town):**

no one came forward.

Mrs. Deats said there were no changes since first reading; this was a Planning Commission-initiated request to raise the maximum building height for multi-family and non-residential buildings from 35 feet to 45 feet, retaining a maximum number of stories at three.

Mrs. Deats said this was precipitated by requests from non-residential building applicants who were seeking additional height to screen rooftop equipment or to raise their ceiling heights to fit equipment within their buildings. She said staff had looked into this matter and deemed it appropriate and necessary based on the fact that all requests so far had been reasonable and it was likely there would be others coming in with the same types of needs.

**A motion to approve on final reading Ordinance 12-010 was made by Alderman Cooper, seconded by Alderman Benson, and it was unanimously approved.**

**New Business:**

Mr. Langeliers said Mars Petcare had asked the town to enter into a sponsorship agreement regarding their work on the new pet sensory garden in the park. He said Town Counsel had reviewed the agreement and it looked pretty standard. It requests that the town include Mars Nutro Petcare in various mentions and promotions of the garden. He said he thinks it would be appropriate for the board to authorize the mayor to sign the agreement once he and counsel are comfortable with it.

Mr. Moore said the agreement was similar to an agreement they had with the City of Brentwood's dog park. He said there are a couple of issues the board may want to consider, but a review of the agreement could be delegated to the mayor and town staff.

Mr. Langeliers said the agreement could be shared with all members and encouraged anyone with comments or questions to contact him, town counsel or the mayor.

Alderman Cooper said she thought Mars had been great neighbors so far and that the park looked great. She asked if the sponsorship agreement might go beyond the website, even so far as to require town staff or officials to mention Mars during conversations with media, etc regarding the park projects.

Mr. Langeliers said no, it didn't include things like that.

Mr. Moore said there was a terminant in the agreement as well, should the board want an expiration.

Mr. Langeliers said he wondered whether the Town might incur costs to maintain the agreement over a certain amount of time.

He said he would send the sponsorship agreement around to everyone for review, and meanwhile the Board could authorize the mayor to sign it once it has been circulated and reviewed.

**After discussion, Alderman Benson made a motion to authorize the Mayor to enter into a sponsorship agreement with Mars Petcare, once he'd had a chance to review it and hear comments from the rest of the board. Alderman Cooper seconded and the motion carried unanimously.**

**Other New Business:**

Mayor Napier asked if everyone on the Board was aware of the county's interest in putting ball fields at the old quarry site.

Mr. Langeliers said he'd had some prior meetings and some upcoming meetings regarding the county's interest in ball field facilities at the old quarry property. He said for anyone who has visited the quarry site, they know that part of the property won't work for ball fields.

He said he doesn't know how broad the county's vision is, and that we will probably learn more as things progress.

Mr. Langeliers said that before the county even had any interest to his knowledge, he had had conversations with a number of board members about the possibility of an outdoor music venue at the quarry site.

He said that the primary focus on the front end for the county is ball fields, but the property has a lot of other attributes that could be utilized as something else. He said that from his perspective, there seem to be some traffic issues but from a locational standpoint it seems to be a great spot for ball fields.

Mr. Langeliers said he did not know whether there was a contractual relationship between the county and the property owners, but there had been recent media coverage about the county's interest in the property.

Alderman Benson asked whether any of the adjacent property owners had expressed concern about lighting on the ball fields.

Mr. Langeliers said he had not heard anything from adjacent property owners so far. He said he would suspect lights would be off by 9:00 pm and probably not year-round.

Mr. Langeliers said that if he had the choice between ball fields and other homes neighboring his property, he'd personally prefer the ball fields.

Alderman Benson asked whether the property owners in the area even knew about the proposal.

Mr. Langeliers said there wasn't a proposal at this point. So far, all that was known was that the county had expressed interest in the property and may or may not be under contract for the 75 acres.

Mr. Langeliers said he had been asked what the town's response to this idea might be, and he had said he thought it would be positive. He said he thinks there's so much attractive potential outweighing any negative, and this may be better than any other use that might by right go there.

However, he said, if it comes before the Planning Commission, some people may start showing up or calling and saying they don't want it.

Mr. Langeliers said the county may not have to have the Municipal Planning Commission's approval to move forward with the project, but typically out of respect to the local governments, they go through the process.

Alderman Cooper asked Mr. Moore if it was the case that the county didn't need town approval.

Mr. Moore said the county is required to submit a Site Plan for review, but whether or not it is approved, they have the power to proceed.

Alderman Cooper said she had never known [the county] to move forward on a project without the local government's blessing.

Mr. Langeliers said for the most part the county was cooperative and would work very hard to comply with Municipal Planning Commissions' request.

Alderman Cooper said she thought the county wanted to put ball fields somewhere closer to Spring Hill.

Mr. Langeliers said that as he understands it, the closer they build to Maury County, the more the facility end up serving non-residents who aren't paying taxes to support its maintenance. He said we have a very similar situation with our park; that in all likelihood, 80 percent of park patrons are Spring Hill residents.

Alderman Benson asked whether the road access would be sufficient for the amount of ball fields they are counting on.

Mr. Langeliers said he thought so; some signalization may be warranted.

Alderman Cooper asked who would get sales tax revenue generated by facilities at that site.

Mayor Napier said that's why he wanted the Board to be thinking about this; there are all kinds of opportunities here and possibilities for the future that town leadership should be thinking about. He said he was excited about the prospect of Thompson's Station becoming known for its parks and active outdoor recreation, however there were also challenges to consider in terms of users, maintenance, traffic, etc.

Mr. Langeliers said if the Town were to annex the property by referendum and there was nothing commercial there when it was annexed, anything later built there would generate some taxes for the town.

He said the county had expressed the desire to include the town in these discussions; they are seeking the town's support and it was a good opportunity to work together and make something great.

Alderman Cooper said she thinks the town needs to really study this. She said part of the Board's responsibility is to make decisions that will affect residents years into the future. She said with Williamson County's growth and the music tourism in the area, something like an outdoor music venue has real potential here. She said she has been out to the site and it would be fantastic for something like that. She said if there was the potential to generate revenue for the town, the board needed to protect that. Even shared revenues would be a good thing; she just didn't want to just give it away.

Alderman Benson said it seemed to her like the county was so far primarily concerned with ball fields; we don't even know if they would be interested in promoting an outdoor music venue.

Mayor Napier said if the town had open dialogue and collaboration with the county, they could end up with a project that they are really excited about, that is different from anything else in the area.

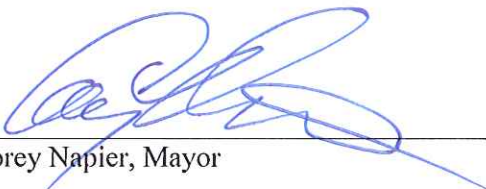
Alderman Benson said it seemed to her that the lion's share of that property would be much better served as something other than ball fields.

Mr. Langeliers said that part of it wouldn't even work for ball fields. He said he had mentioned an amphitheater in a meeting with county officials, and they hadn't ruled anything out. He said it would be very interesting to see where this goes; there is a lot of potential for some really cool things to happen there.

**Community Input and Concerns**

No one came forward to speak.

There being no further business, the meeting was adjourned at 8: 09 p.m.

  
Corey Napier, Mayor

Attest:   
Douglas G. Goetsch, Town Recorder