

Minutes of the Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
November 12, 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 12th of November 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Ron Barrett, Alderman; Sarah Benson, Alderman; Brinton Davis, Alderman; Nina Cooper, 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. Mayor Napier was unable to attend; Vice-Mayor Barrett served as chairman.

Pledge of Allegiance.

Minutes:

The minutes of the October 8th, 2013 meeting were previously submitted.

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

Announcements:

Mr. Langeliers reviewed the list of 2014 meeting dates that had been distributed to the board and said staff would proceed to lay out next year's schedule.

Mrs. Deats announced the Thompson's Station Community Association's free tree lighting ceremony in Thompson's Station Park on Sunday, December 8th. She said all were invited to attend. Commemorative ornaments would be sold and proceeds would benefit local needy families.

Alderman Cooper, chair for the tree lighting event, said the 18-foot Christmas tree had been ordered and volunteers were needed to help decorate in advance of the event.

Mrs. Deats said the Town was conducting a special census. Forms were being mailed to all residents and forms were also available for download on the town's website.

Old Business:

Mrs. Deats said David Coleman was working with her on the Community Center use policy. They had met with various professionals to find out about options and costs for updating sound, lighting and flooring. She expected to have a more detailed update and timeline for the board in early 2014.

Mr. Langeliers said the bids for the last mile of Thompson's Station Road West had come in higher than expected. The paving season was winding down, and it might be better to re-bid it next season in hopes of a better price.

Alderman Cooper moved to reject all bids for the paving of 1.09 miles of Thompson's Station Road West and re-bid the project next spring. The motion was seconded and carried unanimously.

Mr. Langeliers gave an update on the sewer discussion and said staff was working on a comprehensive plan for sewer. He expected to have a more detailed report around February 2014.

Town Administrator's Report:

Mr. Langeliers reviewed his written report, including an update on the drip fields installation project and the updates to the major thoroughfare plan. He said he was available for questions.

Monthly Budget Report:

Mr. Goetsch reviewed the financial statements in the packet and said he was available for questions. He noted that second reading of a budget amendment was later on tonight's agenda.

Second 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 her staff report and noted the changes since the Planning Commission meeting, including a definition for modular housing; language changes for sending/receiving site criteria for transfer of development rights; slope percentages; changes for consistency to the permitted use chart; and change of time limits for site plan approval from two years to one year.

Public Hearing: Vice-Mayor Barrett opened the public hearing. There being no one wishing to speak, he closed the public hearing.

Alderman Cooper moved to approve. The motion was seconded and carried unanimously.

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

Mr. Goetsch reviewed the amendment budget provided in the packet and noted the changes since first reading, including the addition of a line item for principal payment from the Wastewater Fund for the interfund loan; the addition of \$10,000 to the Safe Routes to School project in anticipation of the costs of the final phase; and in the Wastewater Fund, the outgoing principal interest payment line item being paid to the General Fund.

After discussion, Alderman Davis moved to approve. The motion was seconded and carried unanimously.

Resolution 13-013-- to move certain accounts to First Farmers and Merchants Bank

Mr. Langeliers said the town had been discussing for some time moving some of its banking to First Farmers. Mr. Goetsch said this Resolution proposed moving the town's General Fund and Wastewater Fund checking accounts. The town had another account at Pinnacle Bank was used for automatic bank draft payments and would be difficult to move; he also said he would check with Mayor Napier on how quickly he wanted to make the switch, as the town had a stock pre-printed checks to either use up with First Tennessee or to destroy.

Alderman Benson asked if the town was getting a better deal from First Farmers than from First Tennessee. Mr. Goetsch said he didn't know all the details; Mayor Napier had made the arrangements. He said the town had a good relationship with First Tennessee and the transition was not due to any shortcomings on their part.

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

Resolution 13-014 – to authorize the Mayor, Town Administrator and Town Attorney to negotiate for or institute Eminent Domain proceedings for the acquisition of property at 4561 Columbia Pike for a trail, public park and wastewater drip or spray areas.

Mr. Langeliers said the town this was the first step to get access to the property for soil testing to determine whether the property was adequate for drip fields.

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

New Business:

There was no new business.

Community Input and Concerns

Brandon Bell of 3045 Millerton Way in Tollgate Village approached the board and said a group of residents in the neighborhood were concerned that street trees required by the subdivision's design guidelines were not being installed by Lennar Homes, the new builder in the neighborhood.

He said he had spoken to Mrs. Deats and Mayor Napier and that had been advised that the town had limited recourse on this matter, but would notify the developers to make them aware of the problem. Mr. Bell noted that the town's own design guidelines had similar requirements for street trees.

He also expressed concern that every time Tollgate changes hands with a new developer, the CC&Rs allow the developer to modify the design guidelines and some residents feel that this jeopardizes the quality of the neighborhood.

Mr. Langeliers said the county had required a street tree treatment in Tollgate, but when the bank failed and the letters of credit were repudiated, the town lost its leverage. He said the town would work to put whatever pressure possible on the developer to fill in with the street trees where they haven't been installed so far, and then once caught up, monitor it more closely going forward to make sure they were installed going forward into future sections.

David McClendon of 2936 Americus Drive came forward and expressed concern about multiple signs placed by Lennar throughout Tollgate. He said he had also discussed this with the Mayor and Town staff and was looking to find out what the town's signage requirements were and what the town might be able to do to help, as the signs were eroding the beauty of the neighborhood.

Mrs. Deats said she had informed Dave Hagan with Lennar informing them that their signs were illegal and had followed up with a certified letter. All the signs had been documented and staff was encouraging Lennar to come up with a master sign plan and seek the proper legal approvals for appropriate directional signage and business identification sign at the welcome home sign; however, the other signs had no avenue for approval in the Town's ordinance.

Mr. Moore said Lennar could be prosecuted in General Sessions court and fined as much as \$50 per day per sign; he also said the Town could file for injunctive relief to have the signs removed, if necessary.

Don Blair of 2964 Americus Drive in Tollgate came forward and expressed concern about excessive spill lighting from the stadium lights at Independence High School. He said he had looked at other Williamson County school stadiums and they had shields on the lights which mitigates spill lighting, and he wondered why Independence High School did not have these same shields.

Mrs. Deats said she and Mr. Langeliers had also visited some other schools and contacted Kevin Fortney with the school district to find out more about why Independence High School didn't have the shields and what might be done. She said that although the town did not have jurisdiction over the schools, she would express their wish to see lights installed and hoped they would be able to find a solution.

Mr. Blair said he understood that some light spillage was to be expected, but it seemed excessive with no attempt to shield it.

Board of Mayor and Aldermen Minutes

November 12th, 2013

Page 4

Mr. Brad Wilson of 3064 Americus Drive in Tollgate came forward and said Tollgate residents had called Kevin Fortney previously and afterward they seemed to turn the stadium lights off sooner after a game, so maybe he could be reminded of that.

He said also that Chancel Builders had been the builder that let the street trees slip, and that common area trees had died over the years that also needed to be replaced. He said Brian Rowe and Brant Enderle had been made aware of the tree issue also.

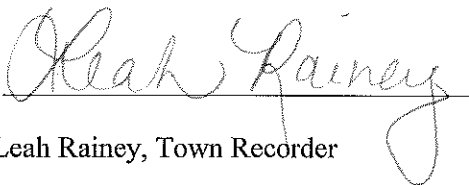
Mr. Wilson said that in his opinion, although changeover among developers and builders had its difficulties, all in all Tollgate had been making progress over the past few years.

There being no further business, the meeting was adjourned at 8:14 p.m.



Ron Barrett, Vice-Mayor

Attest:



Leah Rainey, Town Recorder