

**Minutes of the Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**November 13, 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 13th day of November, 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; Ron Barrett, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Leah Rainey, Town Clerk.

**Pledge of Allegiance.**

**Doug Hood, Director of Williamson County Parks and Recreation Department:**

Mr. Hood said that Williamson County was in the early stages of purchasing the quarry property [on the southeast quadrant of the intersection of I-65 and State Route 840] and had made an offer with contingencies, including a traffic study and due diligence.

Mr. Hood said the County wanted to be good neighbors to the Town and wanted to have the Town's support in their effort to build a regional park in the area. He said the County was also endeavoring to purchase the adjacent Hoodoo property, for a total of about 130 acres total for a regional park with active and passive features, including softball and baseball, soccer fields, rock climbing, picnic areas, walking trails, bike trails, and an outdoor amphitheater.

Mr. Hood said it would probably be three years or so before the County would do anything with the property; at this point they were just trying to secure the land.

He said the County feels it has a good relationship with the Town and was looking forward to continuing dialogue about this project as it develops. He also noted that Mayor Rogers Anderson apologized that he could not be there tonight; he had a conflicting County Commission meeting to attend.

After some further discussion, the Board thanked Mr. Hood for his announcement and returned to the meeting agenda.

**Minutes:**

The minutes of the October 9, 2012 meeting were previously submitted. Alderman Cooper made a motion to accept the minutes as submitted. Alderman Davis seconded the motion and the minutes were unanimously approved.

**Announcements:**

Mrs. Deats announced that Heath Matthews had volunteered to organize the March 9 event commemorating the 150<sup>th</sup> anniversary of the Battle of Thompson's Station. She said the EDSC would meet again on November 27, and she would keep the Board apprised of further developments and needs for resources as they arise.

Mr. Langeliers announced that going forward, Board members would receive a list of the Town's check transactions each month in their packets. He said that Board members were still welcome, as always, to review individual checks at Town Hall any time, but this monthly report would be an added convenience.

**Town Administrator's Report:**

Mr. Langeliers referred to his written report and said he was available for any questions. He said he was waiting to hear back from Steve Bennett at Riverbend regarding the drip fields arrangement, which was item 10 on

tonight's agenda.

**Town Recorder's Budget Report:**

Mr. Goetsch said the Town's cash position remains strong, though it had gone down due to progress payments for the repair of the wastewater treatment plant. So far those payments to the contractor had totaled around \$762,000. Overall, the Town still had a strong position and was tracking closely to budget.

Mr. King said 12 residential permits had been issued so far this month and one non-residential, for Shelter Insurance.

**Old Business:**

**Discussion on Town Signage:**

Mrs. Deats said the Town had met with a surveyor who had determined that the site being considered for the Town Welcome Sign was actually on TDOT right-of-way, not private property as previously thought. She said staff would work with TDOT to seek approval for the sign placement and would likely bring this item back before the Board in January.

**Meeting Dates for 2013:**

Mr. Langeliers said that staff would proceed to schedule 2013 Board Meetings on the dates listed in the packets if there were no conflicts. There were no objections.

**Other Old Business:**

**Old Town Sewer Discussion:**

Mr. Langeliers said this item would likely be ready to come before the Board at the January meeting.

**Highway 31 Widening/Critz Realignment:**

Mr. Langeliers said staff had met with TDOT about an SIA improvements project to widen part of Highway 31 near the Mars site, which would also provide the opportunity for the realignment of Critz Lane. A few weeks ago TDOT had sent the Town a contract, asking for a \$500,000 deposit to go toward the Town's share of half of the yet unknown expenses for right-of-way acquisition and utility relocation. Mr. Langeliers had declined to make the deposit until more was known about the actual cost. He explained that he thought it possible that all the necessary right-of-way for the project might be acquired through donation, thus reducing the expense to both TDOT and the Town.

The only utilities that would be affected by the project are Charter telephone poles, which would cost approximately \$45,000 to relocate, according to TDOT.

Mr. Langliers said that TDOT staff was going to talk to Chief Engineer Paul Degges about the possibility of TDOT assuming the entire cost of widening Highway 31, since it was something that needed to be done anyway. The town would then be responsible just for the realignment of Critz.

Another possibility was for the town to use dedicated right-of-way as a soft match for its share of the expense. Mr. Langeliers said he would follow up with Theresa Estes and John Phillips at TDOT if he has not heard back from them on this matter by the first of the year.

He also said he intends to keep pursuing the possibility of getting a bicycle path and walkway under the road to connect the town's trails.

---

**Wastewater Plant Update:**

Bruce Meyer with Sheaffer Wastewater Solutions, LLC gave a progress report on the repairs to the wastewater treatment facility, saying that everything was on schedule and the process was nearly complete. He referred to his written report and offered to delve into specifics or answer any questions if needed.

He added that the asphalt being put down around the perimeter of the ponds was a nice improvement.

He said he would be happy to continue making reports to the Board at monthly meetings upon request.

—  
**New Business:**

Mr. Langeliers said the town had purchased eight sections of concrete pipe to make another crossing at the creek. Because there was a good amount of spoil leftover from the wastewater cell repairs, the contractor had agreed to go ahead and bed some of the pipe, as it was cheaper for him to do that than to load up the spoil and haul it off to the dump.

—  
Mr. Langeliers said that now that State Route 840 is open, the town should consider proactively recruiting commercial entities that would be a good fit for Thompson's Station, particularly the high-intensity areas surrounding the interchanges. He said he thought it would be ideal for the town to hire a third party to work with the Economic Development Steering Committee in putting a commercial marketing/recruitment package together, and asked that the Board to think about pursuing this in the new year. He said he would be glad to get a scope put together and figure out a budget for the Board to consider.

Mayor Napier said he favored a proactive approach to recruiting desirable businesses and industries to the town.

Alderman Cooper said as the Town creates its wish list, it needs to be realistic; companies have their own set of criteria for where they locate.

Mr. Langeliers said he thinks it is somewhat rare for solicitation/recruitment efforts to come directly from local government, rather than a real estate or economic development entity. If the town were to take that approach, it could be an advantage.

Alderman Cooper said the EDSC has been working hard but didn't have the capacity to take on the task of designing a package; someone would need to be hired to take that on. She said the EDSC would need the Board's blessing to proceed.

Mayor Napier said it would be premature to vote on this matter before a budget could be discussed, but in general, he thought the Board would be supportive of working with an outside consultant for this project.

Mr. Langeliers suggest this discussion be continued in January.

Alderman Benson said she did not want the town to spend time and energy on this package if property owners were opposed.

Alderman Cooper said she had not heard any negatives from property owners so far, and that talking to property owners would be an appropriate task for the EDSC, but only with the Board's blessing.

Mayor Napier said the EDSC should put together some recommendations for site consultants.

Alderman Cooper said maybe the EDSC should also be considering whether the Town should consider purchasing any property in preparation for future growth.

**Other New Business:**

Mayor Napier congratulated Alderman Benson and Alderman Davis on their recent reelection.

He said there would be openings on some of the Town's other leadership boards and commissions going into the new year, and he welcomed recommendations for appointees to these positions.

Mrs. Deats said two Planning Commissioner terms were expiring in December 2012, as well as one remaining vacancy that was set to expire in December 2014. She said she would notify the Commissioners whose terms were expiring and follow up with Mayor Napier on their thoughts.

**Resolution 12-013 to Authorize the Mayor to enter into an agreement with Ozzad/Riverbend regarding the acquisition of drip field acreage.**

Mr. Langeliers said the Town's goal was to acquire 33 acres in the flood plain on this property to use as drip fields. If the town were deeded this property, it would count it toward the open space requirement for a potential future subdivision on the remaining 12-15 acres adjacent to the drip fields. He said the property owner had agreed to the concept; the town had made a proposal and counsel had drafted an agreement to go ahead and have the property deeded to the town.

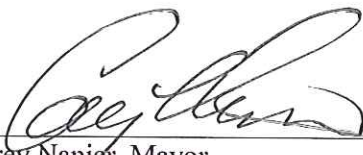
Mr. Moore said the resolution before the Board tonight would approve that agreement in concept and allow Mayor Napier along with Mr. Langeliers to negotiate the final terms of the agreement, which would come back before the board in January or February.

**After discussion, Alderman Benson moved to accept Resolution 12-013 to approve an agreement for the conveyance of real estate to the Town for certain non-monetary consideration and to authorize the Mayor to negotiate and authorize said agreement. Alderman Cooper seconded and the resolution was unanimously approved.**

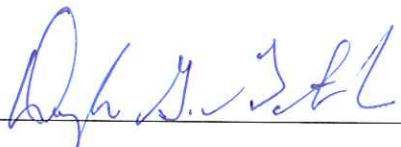
**Community Input and Concerns**

No one came forward to speak.

There being no further business, the meeting was adjourned at 8:19 p.m.

  
\_\_\_\_\_  
Corey Napier, Mayor

Attest:

  
\_\_\_\_\_  
Douglas G. Goetsch, Town Recorder