

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN
OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
MAY 11, 2004

Before the meeting was called to order, a public hearing was held on Ordinance 04-002 that amends the town zoning ordinance. The public hearing was advertised in the April 30, 2004 edition of the *Review Appeal* newspaper. At 7:00 p.m. City Attorney Craig opened the public hearing and explained the background on the ordinance and opened the floor for public comment. Mr. Cory Napier of Pantall Road expressed concern over the change in landscaping requirement in the ordinance and the possible density changes if wastewater treatment comes into being within the town. Mayor Jackson and City Engineer Clifton described alternative wastewater treatment plants and their possible future use in the town. Ms. Millie Halvorson of Brenda Street also expressed concern over changes in the landscaping provisions and wanted to make sure this was in keeping with the original intent of the town's formation. Alderman Benson stated that the changes were for the "CC" and "S" zoning districts in regards to commercial development in those districts and to remedy too restrictive landscaping requirements. The public hearing was then closed.

The regular meeting of the Mayor and Board of Aldermen of the Town of Thompson's Station was called to order at 7:30 p.m., on the 11th day of May 2004, at Town Hall. Members and officials in attendance were: Cherry B. Jackson, Mayor; Sarah H. Benson, Alderman; John T. Neal, Alderman; Larry D. Craig, City Attorney; and Douglas G. Goetsch, City Recorder. Absent: None

The minutes of the April 13, 2004 meeting were previously submitted and were approved upon a motion by Alderman Benson and second by Alderman Neal.

City Attorney Craig reported a conversation with Mr. Meyer of Sheaffer, International regarding the need for fencing around alternative wastewater plants. After discussion with Tennessee Municipal League officials it was determined a fence is required. One design option discussed was for a wood rail fence backed with wire mesh fencing and surrounded with plantings.

City Attorney Craig informed the board that a TDEC letter is to be sent to Town Hall regarding inviting public comments on a new permit requested for the Heritage Commons development. Once received and posted, this starts a 30-day window for public comments on this permit. Alderman Benson made a motion authorizing the mayor to call a public hearing for comments on the TDEC letter, if requested. Alderman Neal seconded the motion and it was adopted unanimously.

Mayor Jackson stated that Early's were to send a letter to the town authorizing the town to remove their sign located on the public right-of-way.

Next presented to the board was the second reading of Ordinance 04-002 that amends the town zoning ordinance. It was noted that a public hearing was held right before the meeting and comments from the public were heard regarding this ordinance. After discussion, motion to adopt on second reading was made by Alderman Neal, seconded by Alderman Benson, and the ordinance was unanimously adopted.

Next presented to the board was the first reading of Ordinance 04-005 that amends the town budget for fiscal year 2003-2004. City Recorder Goetsch discussed the changes in the budget and that the overall revenue and expenditures were unchanged, that only certain line items had been slightly adjusted to reflect anticipated year-end results. Motion to adopt on first reading was made by Alderman Neal, seconded by Alderman Benson, and the ordinance was adopted on first reading. Alderman Benson made a motion to set a public hearing on this ordinance on June 8, 2004 at 7:00 p.m. at the Community Center. Alderman Neal seconded the motion and it was unanimously adopted.

Next presented to the board was the first reading of Ordinance 04-006 that establishes the town budget and property tax rate for fiscal year 2004-2005. City Recorder Goetsch discussed the budget details and that the overall revenue and expenditures were anticipated to be close to the previous year. The property tax would remain unchanged at \$.15 per hundred dollars of valuation. It was noted that state-shared funds were expected to decline over future years and the town needed commercial development to add revenue or that

property taxes would be adversely affected. Motion to adopt on first reading was made by Alderman Neal, seconded by Alderman Benson, and the ordinance was adopted on first reading. Alderman Benson made a motion to set a public hearing on this ordinance on June 8, 2004 at 7:00 p.m. at the Community Center. Alderman Neal seconded the motion and it was unanimously adopted

City Attorney Craig stated that the town had been contacted by a property owner located within the town's Urban Growth Boundary requesting annexation into the town's corporate limits. City Planner Wood will provide maps of the affected parcels to the Municipal Planning Commission for review and that the Board of Alderman would receive their recommendation at a future date.

City Attorney Craig stated that he had no response from Charter Communications regarding a cable TV franchise with the town and that he would pursue talks with Comcast. He also stated that he was attending the TML conference in Chattanooga on June 14th.

Mayor Jackson stated that Sherry Sanders was no longer going to provide trash removal services at the park and that Jimmy Jackson had offered to take over those services at the same rate of \$90 per month. Alderman Neal made a motion to accept Mr. Jackson's offer of services at this rate, Alderman Benson seconded the motion and it was unanimously adopted.

Next the floor was opened for community input and concerns.

Ms. Mary Khim of Brenda Street asked for a copy of the zoning map for the town. City Recorder Goetsch stated that City Planner Wood was in the process of reproducing the map and it should be available at the next Municipal Planning Commission meeting on May 17th.

Mr. Cory Napier of Pantall Road stated that things were happening fast in the town and wanted to make sure lines of communication to town officials were open to the citizens.

There being no further business to come before the board, the meeting was duly adjourned at 8:00 p.m.

Cherry B. Jackson, Mayor

Attest:

Douglas G. Goetsch, City Recorder