

**Town of Thompson's Station  
PUBLIC HEARING/MEETING &  
Utility Board Meeting Agenda  
February 23, 2022**

**Call Meeting To Order**

**1. PUBLIC HEARING/MEETING:**

The Town of Thompson's Station will be conducting a **PUBLIC MEETING** on February 23, 2022, at 6:00 p.m. local time, at the Town of Thompson's Station Community Center, 1555 Thompson's Station Road, West, Thompson's Station, TN 37179 to provide information about the Town of Thompson's Station application for a Clean Water/Drinking Water State Revolving Fund Loan in the amount of \$15,400,000.00 to construct a Regional Wastewater Treatment Plant upgrades and the resulting impact on monthly wastewater/sewer bills. Questions prior to the meeting should be directed to Steve Banks at 615-794-4333 or if you prefer you can put into written form via email to sbanks@thompsons-station.com.

Documents:

[PUBLIC MEETING TS\\_WWTP 022322\\_UPDATED.PDF](#)  
[MBR FUNDING SUMMARY.PDF](#)

**2. Consideration Of The Minutes Of The January 19, 2022, Utility Board Meeting.**

Documents:

[ITEM 2 - UTILITY BOARD MINUTES 1\\_19\\_22.PDF](#)

**3. System Operator's Update:**

**4. Barge Design Updates-Matthew Johnson:**

- a. Bridgemore I & I Update
- b. MBR Project Update
- c. Force Main and Pump Station on Highway 31 and Thompson's Station Road
- d. Capacity Reservations Update

Documents:

[ITEM 4 - TS\\_UB\\_022322.PDF](#)

**5. Utility Board Membership Criteria:**

Documents:

[ITEM 5 - BOARD MEMBERSHIP CRITERIA.PDF](#)

## **6. Adjourn**

*This meeting will be held at 6:00 p.m. at the Thompson's Station Community Center  
1555 Thompson's Station Rd West*



# Regional Wastewater Treatment Plant Improvements Public Meeting

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February 23, 2022

# Agenda

Project Overview

Project Costs

Project Schedule

Short Term  
Impacts / Long  
Term Benefits

Impact on User  
Rates

# Project Overview

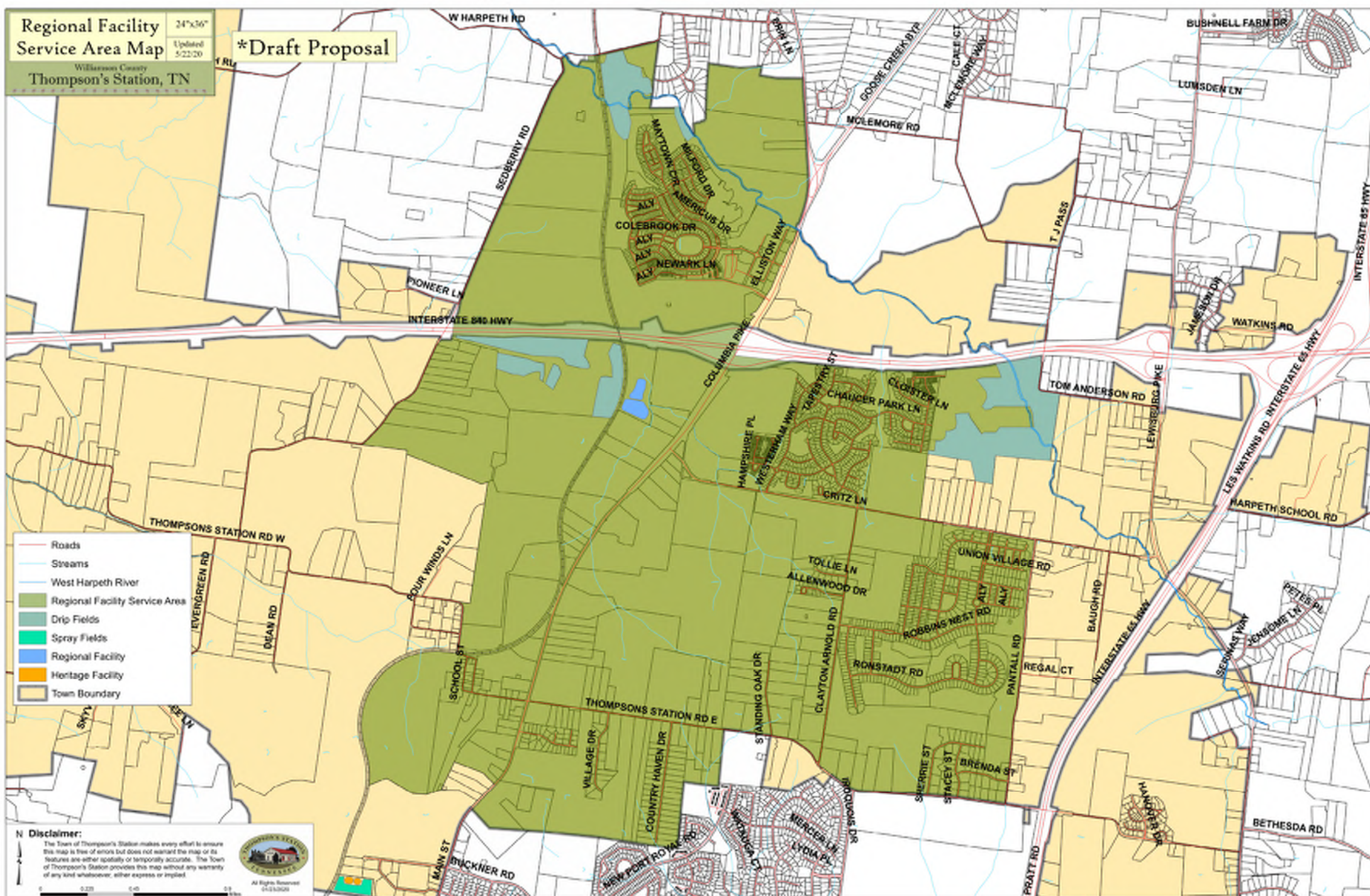
<b>Thompson's Station</b>	<b>Gallons Per Day</b>
Average Flow at Regional Facility	415,000
Permitted Regional Facility Wastewater Treatment Capacity	470,000
Total Committed Sewer Capacity (Built, Approved to Build, or Reserved)	950,000

# Regional Facility Service Area Map

24"x36"  
Updated  
5/22/20

**\*Draft Proposal**

Williamson County  
Thompson's Station, TN



- Roads
- Streams
- West Harpeth River
- Regional Facility Service Area
- Drip Fields
- Spray Fields
- Regional Facility
- Heritage Facility
- Town Boundary

**Disclaimer:**  
The Town of Thompson's Station makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate. The Town of Thompson's Station provides this map without any warranty of any kind whatsoever, either express or implied.



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Project Overview Continued

## Regional Wastewater Treatment Facility

Current 470,000 GPD Permitted Capacity,  
Avg. Daily Flow: 415,000 GPD



# Project Overview, cont.

- Regional Treatment Facility – Existing
  - Two treatment lagoon ponds
  - Overall, facilities in good condition
  - Current facility undersized for future demands
  - Potential future reliability concerns



# Plant Improvement Project Scope

- New influent pump station and influent screening
- Modify existing lagoon to provide effluent storage
- New biological treatment process equipment
- Additional disinfection unit
- New solids treatment process
- New standby generator



# Project Costs

- Opinion of Probable Construction Cost: \$15,400,000

# Estimated Project Schedule

- Construction Bidding and Contract Execution:
  - May 2022 – July 2022
- Construction:
  - August 2022 – April 2024

# Short Term Impacts / Long Term Benefits

- Short Term Impacts
  - Increased Construction Traffic
  - Increase in Construction Noise
  - No Anticipated Impacts to Service
- Long Term Benefits
  - Town will be able to meet its wastewater service commitments
  - Additional capacity to meet future needs
  - Optimizes existing footprint and easily expandable
  - Higher quality effluent

# Impact on User Rates



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*Thank You!*





# Why borrow \$15.4 million?

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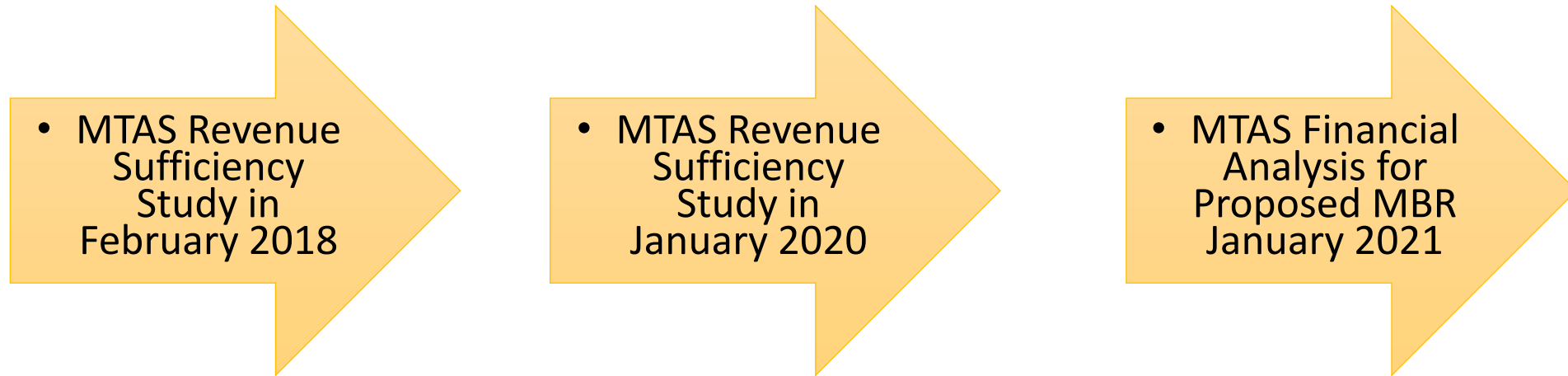
- New MBR system
- No “Tax” dollars are used
- 1%







# Wastewater User Fees





# Wastewater Impact Fees

- BOMA first WW impact fees in 2007

- WW Impact fees changed in 2010

- Jackson Thornton consulting WW impact fees review in Feb-April 2020



BOMA passed  
new WW Impact  
Fees  
April 2020

BOMA passed  
new WW User  
Fees  
March 2021



- Old Fee was based on the water fee
- Before there was a \$55.00 max Fee
- July 1 2022 – monthly Fee \$29/mth and usage rate of \$8.10 per 1,000 gallons

Increase Impact Fees

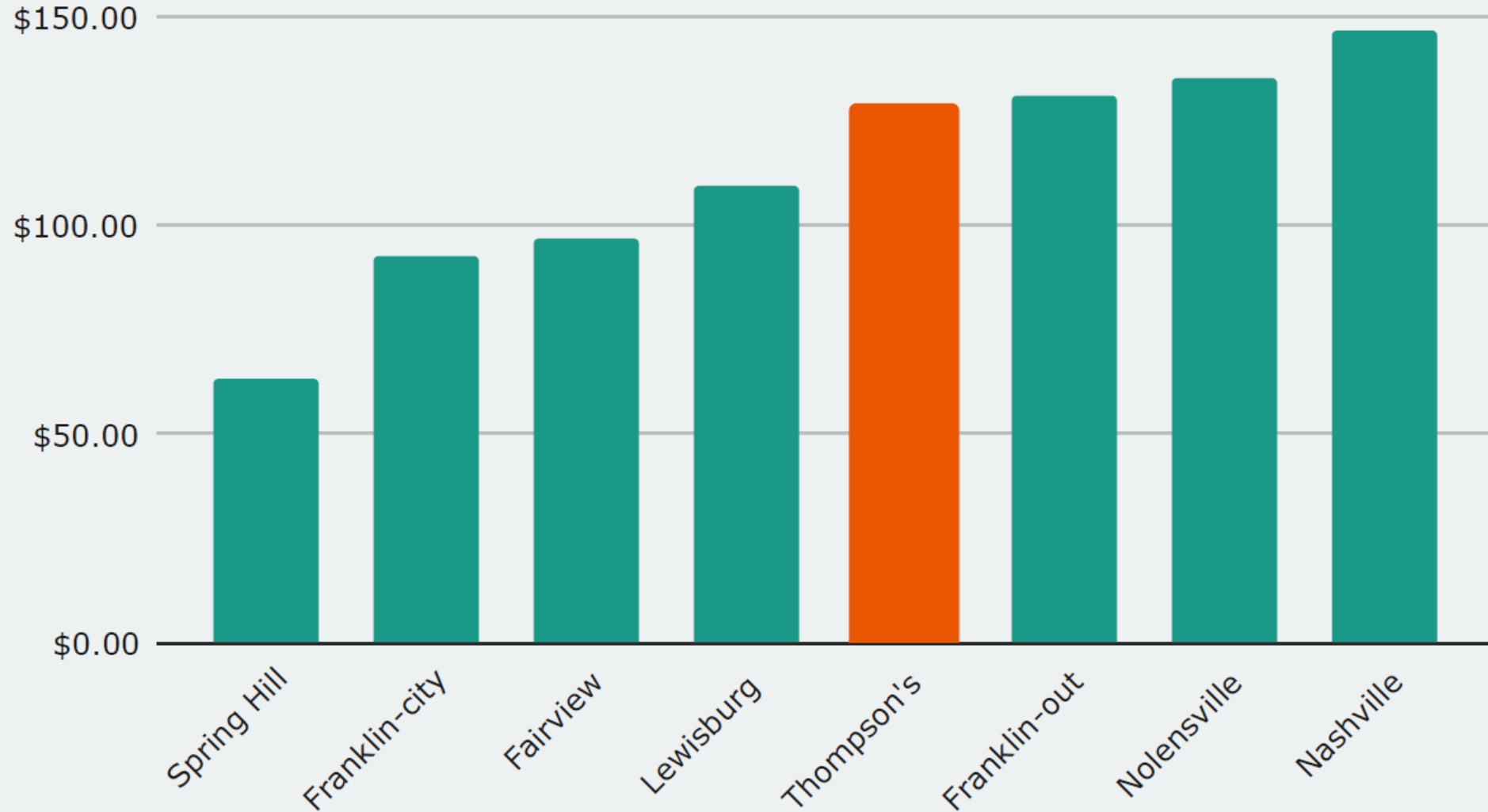
Removed the user cap

New developments require a  
25% deposit

BOMA approved use of  
Federal and State funds  
toward the WWTP



# Monthly Water and Wastewater Fees





**Town of Thompson's Station  
Utility Board  
Meeting Minutes  
January 19, 2022, 6:00 p.m.**

**Call to Order:**

Utility Board Members and staff attending the meeting were: Chairman Jeff Risdien, Alderman Brian Stover, Utility Board Members Joshua Mayo, Charles Starck, Town Administrator Ken McLawhon, Finance Director Steve Banks, Wastewater Coordinator Kenny Bond, Town Clerk Regina Fowler and Town Attorney Kirk Vandivort. Utility Board Members Skip Beasley and Bruce Difrancisco were absent.

**Minutes:**

**Consideration of the minutes of the November 17, 2021, regular meeting was presented.**

Alderman Brian Stover made a motion to approve the November 17, 2021, regular meeting minutes. The motion was seconded by Charles Starck and carried unanimously.

1. **System Operators Update- Kenny Bond:** The last three months of MOR reports were distributed to the Board for their perusal. The recent rains have not created any issues.
2. **Barge Design Updates-Matthew Johnson:**
  - a. **Bridgemore Remediation Work/Schedule and I & I Update:** Draft bidding documents have been prepared. A coordinating review meeting will be held with the Town Staff. After conducting a review meeting, bidding documents will be finalized.
  - b. **Force Main and Pump Station on Highway 31 and Thompson's Station Road:** The Developer's plans for pipe and pump station have been reviewed and comments provided from the Town Staff and Town Engineer. Plans have been updated based on Town comments and will be resubmitted soon. The plan is for the Developer to oversee the construction of the pump station.
  - c. **MBR Project:** The revised draft SOP was received from TDEC, was reviewed and a response was sent. SOP will be finalized by TDEC. The SRF financial review is complete pending a letter from SRF. Upon completion of the financial review a public meeting is required, and financial loan documents will then be provided to the Town. The Operator's Certification will not be changed from the previous permit.
  - d. **Capacity Reservations Update:** How will the Town handle WW Reservation Request coming in? At some point BOMA would have to vote on increasing the Wastewater Capacity from 1 million plus.



3. **Board Membership Criteria:** With a vacant Utility Board position, a proposed Utility Board Membership criteria was created by Utility Board Member Bruce Difrancisco for the entire Utility Board to peruse. With Alderman Difrancisco absent, this item will be deferred until the February Utility Board Meeting.
  
4. **Recommendation on behalf of the Utility Board to BOMA:** A motion was made by UB Chairman Jeff Riden to submit to the State of Tennessee in regard to the use of APR (American Rescue Plan Act) funds for the MBR Project and to submit any supporting documentation to support this project with the additional capacity increase from 1.0 M gallons to 1.5 M gallons. The motion was seconded by Alderman Stover and carried unanimously.

**Adjourn:**

There being no further business, the meeting adjourned at 6:40 p.m.

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**Chairman, Jeff Riden**

Thompson's Station, Tennessee

# Utility Board Meeting

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February 23, 2022



# Bridgemore I/I Update

- Review meeting was held with Town staff.
- Bidding documents have been finalized and provided to the Town.

# MBR Project Update

- TDEC to finalize SOP permit.
  - Plan of Operation and Sewer Use Ordinance approved by SRF.
  - SRF financial review complete; review letter has been received.
  - Public meeting scheduled and held.
  - FONSI and loan application documents will be issued after public meeting.
-

# Hwy 31 Force Main Update

- Developer plans for pipe and pump station have been reviewed and comments provided from Town staff and Town engineer.
  - Recent meetings have been held with Town staff, the developer, church representatives, and Town engineer.
  - Engineer for developer finalizing plans.
-

# Capacity Reservation Update

Development Info			Status	
ID	Name	Requested Load (gpd)	BOMA Approval	Officially Reserved (gpd)
1	Reliford Home	250	X	250
2A	Tollgate Village - Sec. 18B	78,000	X	78,000
3	Moon Property	47,500		
4	Tollgate Village - Sec. 16B	17,250	X	17,250
5	Parsons Valley	88,250	X	88,250
6	Reliford Home - Pantall Rd	250	X	250
7	2762 Critz Lane	22,250		
8	2683 Clayton Arnold Rd	250		
9	Anson Property	500	X	500
10	Street Scaping	500		
11	Twice Daily	3,000		
12	A1 Home Builders, Inc	4,500		
13	2752 Critz Lane	1,500		
14	4561 Columbia Pike	32,040		
15	2752 Thompson Station Rd E	1,750		
Total		297,790		184,500

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*Thank You!*



Thompson Station Utilities Board  
Criteria for Board Member Applicants

If applying based on technical expertise:

1. Does not have to be a Thompson Station Resident.
2. Must demonstrate technical proficiency in one or more of the following areas (currently employed in their field of expertise or retired but can demonstrate that at least 10 years of their career were dedicated to their field of expertise):
  - a. Civil Engineering
    - i. Water and/or wastewater treatment.
    - ii. Water and/or wastewater pumping and piping infrastructure (not at a WTP or WWTP).
    - iii. Commercial and/or industrial architecture or structural engineering
    - iv. Accounting.
3. Must be able to meet the MTAS training requirements.
4. Cannot have any affiliation with a company or vendor that does business with Thompson Station.
5. Cannot be a direct family member (son, daughter, mother, father, grandmother, grandfather) of a Thompson Station employee.

If applying based on local resident interest (no specific technical background necessary):

1. Must have their primary residence within the limits of the Thompson Station Utilities service area
  - a. For wastewater,
  - b. For water,
2. Must provide a letter to the Board describing why they are interested in serving on the Board. Topics for discussion can include
  - a. Wish to confirm that Thompson Station is responsibly spending funds available to them.
  - b. Explanation as to why a citizen perspective is as valuable, if not more so, than having a technical background.
  - c. Demonstrate a willingness to follow MTAS training procedures and requirements.
  - d. Other topics?
3. Cannot have any affiliation with a company or vendor that does business with Thompson Station.
4. Cannot be a direct family member (son, daughter, mother, father, grandmother, grandfather) of a Thompson Station employee.