

**Town of Thompson's Station  
Utility Board  
Meeting Agenda  
November 20, 2019 6:00 p.m.**

**Meeting Called To Order:**

**1. Consideration Of The Minutes Of The October 16, 2019 Meeting**

Documents:

[ITEM 1 - UTILITY BOARD MINUTES 10\\_16\\_19.PDF](#)

**Public Comments:**

**2. Municipal Bond Fund Presentation: Presented By Kevin Krushenski, TN  
Municipal Bond Fund**

**3. System Operator's Update: Presented By Kenny Bond**

**4. Hill Property Construction Update: Presented By Matthew Johnson, Barge Design  
Solutions**

**5. Whistle Stop Farms/31 Pipeline Update: Presented By Matthew Johnson, Barge  
Design Solutions**

**6. USDA Program Update: Presented By Ken McLawhon**

**7. Wastewater Capacity Reservation Policy: Presented By Matthew Johnson, Barge  
Design Solutions**

**Other:**

**8. Discussion Of Presentation Of Expansion Plan To BOMA**

**9. Adjourn**

**Information Only:**

Documents:

[11\\_18\\_19 - TS FUTURE TAP REQUIREMENTS \(1\) \(1\).PDF](#)

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

**Town of Thompson's Station  
Utility Board  
Meeting Minutes  
October 16, 2019 6:00 p.m.**

**Call to Order:**

The meeting of the Utility Board of the Town of Thompson's Station was called to order at 6:00 p.m. on October 16, 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jeff Ridsen, Alderman Brian Stover, Bruce DiFrancisco, Joe Whitson, Town Administrator Ken McLawhon, Finance Director Steve Banks and Town Attorney Andrew Mills.

**Minutes:**

**Consideration of the minutes of the August 21, 2019 regular meeting were presented.**

**Mr. Stover made a motion to approve the August 21, 2019 regular meeting minutes. The motion was seconded and carried unanimously.**

1. System Operators Update: The effluent flow has risen a little. A problem existed with the controls flow meter at Tollgate. Flow was not recorded for a few days however, there was an output of water. TDEC performed an inspection of Heritage Commons and we passed inspection and our permit was reissued for five years. Evaporation did occur on Pond 1, but the level did increase slightly during the latest rainfall. Pond 2 input is matching output. Flow meters have been installed in Bridgemore and Canterbury and a rain gauge has also been installed in Bridgemore. Data should be available to share next month.
2. Update on the Hill Property Drip Construction. Matthew with Barge Design reported that equipment and material submittals were currently being received from W & O. A few revisions will need to be addressed with W & O. Three meetings with TDEC have occurred to discuss results of soil visits. It was determined, in order to regain property which TDEC had previously eliminated, TDEC would need to re-evaluate said property. After re-consideration, 2.2 acres was regained. Hopefully, TDEC will be on site for the next two weeks. The time line for this project will be pushed back approximately one month. There was discussion on marginal soil with no headway from TDEC. The question was asked as to how this became such an issue. Matthew noted that there is only one individual for the entire middle Tennessee area and trying to schedule an appointment with him has been very problematic. It was suggested by Mr. Whitson to possibly have another soil consultant provide input on the marginal soils. Temporary easements for the project have been obtained. The permanent easements are tied to the Critz Lane agreement. The agreement will be considered at the November BOMA meeting.
3. I & I investigation was discussed by Matthew with Barge Designs. There are four items to identify. The impact of Comcast in Canterbury will possibly need smoke testing in those lines. The Town installed Hightide units at several of their pump stations earlier

this year and recently installed units at additional pump stations. The pump station data does not demonstrate any anomalies. It was suggested to allow some additional time to gather additional data at the sites with the newly installed units so that data can be reviewed. Barge has been in contact with HB&TS regarding water system information and is awaiting data being sent. Last, Barge has generated topographic maps with the sewers in low lying areas highlighted. Barge is happy to help facilitate a contract with a smoke testing contractor.

4. Tap and User Capacity Needs. Chairman Ridsen questioned, what do we have tap wise committed, what is allocated by the town for Tollgate, Canterbury, Bridgemore, and Roderick? The town has since allocated taps to Allenwood, Station Hill, Mars, Williamson County Schools, Whistle Stop Farms and Thompson Machinery. A snapshot of where we are was distributed to the UB Board. Information was based on July 2019 information. It basically showed tap allocations, taps committed and utilization. The next snapshot included making repairs, moving to an MBR system and making recommendations as to where we are going. Chairman Ridsen worked with local developers and gathered information on future development plans, which should start in 2020 and be completed in 2026. Currently the Town is issuing approximately 200 – 250 building permits annually. TDEC has guidelines, so how do we re-capture using historical flow data? Anyone can see and understand why we are, where we are.

5. The Master Plan was updated by Matthew Johnson, Barge Design. Option 1 – Construct new MBR at our Regional Waste Water Plant. Capital Costs\* Regional WWTP Upgrades (to 1.0 MGD) – 14,196,000. Alexander Property Effluent Disposal – 9,769,000. Future Regional WWTP Expansion (Additional 0.5 MGD) – 7,190,000. Additional Effluent Disposal – 10,151,000. Total Costs – 41,306,000. \*Account for contingency and soft costs. Option 2 – Build a new third Regional Waste Water Treatment Plant. Capital Costs\* - Regional WWTP upgrades (Expand 1.0 MGD) \$14,196,000. New 0.3 MGD WWTP – 5,359,000. Alexander Property Effluent Disposal – 9,769,000. Additional Effluent Disposal (serve existing Regional WWTP) – 12,986,000. Future 0.3 MGD WWTP upgrade – 4,834,000 for a total cost of 47,144,000. \*Account for contingency and soft costs. Cost Comparison for Option 1 & 2:

	<u>Capital Cost</u>	<u>Annual O&amp;M</u>	<u>Lifecycle Cost (30 yr. pd.)</u>
Option 1	\$41,306,000	\$674,000	\$34,450,000
Option 2	\$47,144,000	\$1,138,000	\$52,870,000

Figures based on 2019 cost, annualized O&M costs calculated over a 30-year project life, life cycle costs include credit for salvage value. Developers will contribute to a portion of the capital costs. Heritage Commons Plant Comparison: Option 1 – Leave plant in

service, lifecycle cost 3.1 M. Option 2 – Demo existing plant and build new pump station, lifecycle cost 3.0 M.

6. Waste Water financials (as of 9/30/2019) were distributed to the UB Board for their perusal. After much discussion regarding budget, impact fees, debt limits and USDA funding, it was determined that an update on fee analysis would be needed soon. One of the BOMA members noted that we need to determine how fast do we want to grow? The Town needs economic development to pay for things and that is difficult with such a low tax rate. The Town is committed to a certain number of taps, what are we committed too and how do we want to control or manage those needs? Commercial development is crucial.

**Adjourn:**

There being no further business, the meeting adjourned at 8:42 p.m.

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Chairman, Jeff Riden

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Regina Fowler, Town Clerk/Recorder

Thompson's Station Future Tap Requirements

	2020 - 1	2020 - 2	2020 - 3	2020 - 4	2021 - 1	2021 - 2	2021 - 3	2021 - 4	2022 - 1	2022 - 2	2022 - 3	2022 - 4	2023 - 1	2023 - 2	2023 - 3	2023 - 4	2024 - 1	2024 - 2	2024 - 3	2024 - 4	2025 - 1	2025 - 2	2025 - 3	2025 - 4	2026 - 1	2026 - 2	2026 - 3	2026 - 4	
Canterbury	0	0	106	0	0	139	0	0	0	22	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Station Hill	0	0	0	0	0	0	50	0	0	0	50	0	0	0	50	0	0	0	50	0	0	0	50	0	0	0	35	0	
Littlebury	32	0	0	0	37	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Whistle Stop	0	0	0	100	0	0	0	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Roderick Place	0	0	59	0	0	208	0	0	0	0	13	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
Twice Daily	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Parson's Valley	0	0	0	0	90	0	0	0	63	0	0	0	72	0	0	0	38	0	0	0	43	0	0	0	47	0	0	0	
Holt Property	0	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tollgate Village	74	41	12	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avenue Downs	0	0	0	0	0	0	0	0	0	0	0	0	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pleasant Creek	0	0	0	0	100	0	0	0	100	0	0	0	100	0	0	0	100	0	0	0	100	0	0	0	0	0	0	0	
Total	108	41	177	266	227	347	50	100	185	22	63	100	241	53	61	0	138	0	50	0	143	0	50	0	47	0	35	0	
Capacity @ 250	27000	10250	44250	66500	56750	86750	12500	25000	46250	5500	15750	25000	60250	13250	15250	0	34500	0	12500	0	35750	0	12500	11750	11750	0	8750	0	
Capacity @ 350	37800	14350	61950	93100	79450	121450	17500	35000	64750	7700	22050	35000	84350	18550	21350	0	48300	0	17500	0	50050	0	17500	0	16450	0	12250	0	
Annual Capacity @ 250				148000				181000				92500				88750				47000				60000				20500	637750
Annual Capacity @ 350				207200				253400				129500				124250				65800				67550				28700	876400

NOTES:

\* Avenue Downs represents the 6'

\*\* This list only contemplates when plats for each phases will be presented to the town. On average, the town issues 200-250 building permits per year so while capacity will be committed upon signing the plats, not all capacity will be utilized within the calendar year.

\*\*\* Whistle Stop does not include the 46 lots that will connect to Heritage Commons TF. At some point those lots will connect to the Regional Plant when capacity is available.

\*\*\*\* Does not factor in any additional development that has not been presented to the town at this point for consideration.

Existing Capacity      Current Flow  
280,000                    297,000

Permitted Capacity  
470,000

Disposal Capacity with Hill Property Drip Fields  
520,000

Potential Disposal Capacity with Alexander Property Drip Fields (ESTIMATE at 40 usable acres)  
920,000

Average Capacity Requirement per Building Permits

@ 250 gpd                50,000 to 62,500 gpd

@ 350 gpd                70,000 to 87,500 gpd