

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Minutes
January 13, 2026, 6:00 p.m.**

Call to Order:

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 6:00 p.m. on January 13, 2026. Members and staff attending were Mayor Brian Stover, Aldermen Harry King, Kreis White, Bob Whitmer, Town Administrator and Town Planner Micah Wood, Assistant Town Administrator Steve Banks, Town Clerk Regina Fowler, Community Development Planner Susan Steffenhagan, Assistant IT Coordinator Calvin Foster and Town Attorneys Andrew Mills and Kirk Vandivort. Vice Mayor Shaun Alexander was absent. Williamson County Deputy Osbourne was in attendance.

Pledge of Allegiance

Announcements:

- The annual Strategic Workshop will be held, Saturday, January 31st 8:30 a.m. – Noon. The meeting will be held at Graystone Quarry in Franklin TN.
- The February Worksession will be held on Monday, February 2nd at 5:30 p.m.
- W & O Construction will have lanes of Highway 31 closed periodically next week on Wednesday and Thursday, between I-840 and Critz Lane for around 10 minutes at a time for moving heavy equipment into the WW Treatment Plant Construction Site. This information will be posted on the Town's website.
- The Phase III Greenway Project is still a very active construction work site. We ask that the public stay off the greenway for their own safety. The greenway should be open in early April.

Public Comments: There were no comments. Mr. Matt Armstrong came forward to speak regarding a speeding easement, however, since that item was not an agenda item, he was unable to address BOMA. He was encouraged to speak to the mayor later to address his concerns.

Approve Consent Agenda:

- a. Consideration of the Minutes of the December 9, 2025, regular meeting.

Alderman White made a motion to approve the Consent Agenda. The motion was seconded by Alderman King.

Discussion-There was no discussion.

The motion passed with the following vote:

4-Yay Votes: King, Stover, White, Whitmer,

0-Nay Votes:

Public Hearing for January 13, 2026:

Public Hearing for Ordinance 2025-016: An Ordinance of the Town of Thompson's Station, Tennessee to Amend the Annual Budget for the Fiscal Year Beginning July 1, 2025, and ending June 30, 2026. The hearing was opened by Mayor Stover. After there were no public comments, the hearing was closed by Mayor Stover.

Agenda Items:

1. Consideration of 2nd Reading of Ordinance 2025-016:

An Ordinance which amends the Annual Budget for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026.

Alderman Whitmer made a motion to approve 2nd Reading of Ordinance 2025-016: An Ordinance which amends the Annual Budget for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026. The motion was seconded by Alderman White.

Assistant Town Administrator Banks presented the staff report noting that 4.3 million was included in the transportation budget for CIP projects for the funds that TDOT is requesting for the Highway 31 widening project. No changes have been made since 1st reading. Town Staff recommends approval.

Discussion-None

The motion passed with the following vote:

4-Yay Votes: King, Stover, White, Whitmer

0-Nay Votes:

2. Consideration of 2nd Reading of Ordinance 2025-017: An Ordinance of the Town of Thompson's Station, Tennessee to Amend Ordinance 2023-007 pursuant to Title 18, regarding Wastewater Impact Fees and Effluent Disposal Fees:

Alderman King made a motion to approve 2nd Reading of Ordinance 2025-017: An Ordinance of the Town of Thompson's Station, Tennessee to Amend Ordinance 2023-007 pursuant to Title 18, regarding Wastewater Impact Fees and Effluent Disposal Fees. The motion was seconded by Alderman Whitmer.

Assistant Town Administrator Banks provided the staff report indicating a periodic review every odd year with an increase of 5.01%. Staff recommends approval of this item.

Discussion- None

The motion passed with the following vote:

4-Yay Votes: King, Stover, White, Whitmer

0-Nay Votes:

3. Consideration of Town Hall Renovation Contract and Schedule for 2026:

Alderman King made a motion to approve the Town Hall Renovation Contract and Schedule for 2026. Alderman White seconded the motion.

The Staff Report was presented by Assistant Town Administrator Banks who noted that the Contract was awarded to the low bidder Southern Building Group.

Discussion- Alderman Whitmer was concerned whether Town Staff has completed their due diligence into Southern Building Group's background, recommendations, the bid process as well as the critiquing of the contract. Administrator Wood assured Whitmer that a thorough investigation into their background inquiries into their recommendations had thoroughly been vetted and the bid process was completed according to Tennessee State Law. Administrator Wood also noted that Alderman Alexander, although absent, had shared his thoughts prior to this meeting with the phasing of the construction in the office, his main concern was the health of the Staff during construction. Mr. Wood noted that this information has been shared with the contractor and that they had shared a plan from prior renovation projects, including utilization of procedures for dust control in work areas and plans to ensure proper ventilation to minimize dust levels throughout the existing building. Administrator Wood continued that remote work will be allowed when and where necessary to ensure employee safety. He concluded by stating that safety is paramount for our employees during this process.

Mayor Stover commented that he had seen some disingenuous information being shared on social media as to how Town funds were being spent on this remodel of Town Hall. He noted that, in order to set the record straight, the money for this renovation was fully budgeted in the Town's adopted FY2025-2026 budget. He continued that, our present building was never intended to be the permanent home for the Town Hall, but was only an interim space for 3-5 years. Since the original plan was to build a new Town Hall building between that would cost somewhere between \$8 – 10 million dollars. The Mayor continued that when the opportunity for purchasing this building became available for \$1,600,000 the determination was made to purchase it, and remodel the building later for under \$1,000,000, thereby creating room for additional staff and saving the Town and the taxpayers significant money. Mayor Stover requested that, if you do not understand what you are talking about, do not get on social media and make remarks that you know nothing about. He asked for members of the public to please give one of the BOMA members a call and find out the facts, they will be glad to share any information.

The motion passed with the following vote:

**4-Yay Votes: King, Stover, White, Whitmer,
0-Nay Votes:**

4. Consideration of Resolution 2026-001 (to include Memorandum of Understandings for Reservation Agreements) for 1735 Old T. S. Road/Briar Hill and 2762 Critz Lane)

Alderman King made a motion to approve Resolution 2026-001 (to include Memorandum of Understandings for 1735 Old T. S. Road/Briar Hill and 2762 Critz. The motion was seconded by Alderman Whitmer.

Town Administrator Wood presented this Staff Report and turned the floor over to Town Attorney Andrew Mills to elaborate on this item. Attorney Mills indicated that these two Memorandum of Understandings modifies material terms of Reservation Agreements that requires and allows them to pay the Reservation Wastewater Impact Fees upfront rather than a deposit, based upon the Phase I Expansion of the Wastewater Treatment Plant. Staff recommends approval.

Discussion – Alderman Whitmer noted this was not the first two businesses to be allowed to buy into next expansion of the WWTP, with St. John and GBT being the first. He went on to question, if this item passes, with four developments in the next phase of the WWTP expansion, what is the number of gallons currently remaining? Assistant Administrator Banks said approximately 260,000 gallons would be remaining currently. Administrator Wood mentioned 150,000 gallons had previously been set aside for economic development purposes. This item will be before the Utility Board next week to discuss whether this amount needs to be changed. Administrator Wood went on to state that the Town needs to ensure that the Town's economic development interests and ability to expand our tax base are being protected, for all the investments that are being made in the wastewater system. Mayor Stover noted that he wanted a point of clarification that this item is strictly for approving capacity only, and has nothing to do with development, or vesting. Administrator Wood assured him it was only for capacity.

The motion passed with the following vote:

**4-Yay Votes: King, Stover, White, Whitmer,
0-Nay**

5. Review of the 2025 Town Audit:

Assistant Administrator Banks presented the Review of the 2025 Town Audit, noting that it was a clean audit with some findings. He then introduced Matt Shorter to discuss the Audit with BOMA and answer any questions.

Matt Shorter with Culver CPA noted that overall, the 2025 Audit was a clean report. There were a few internal control issues with compliance and financial statements for which

recommendations were made. The report has been submitted to the State of TN. Comptroller's Office. All documentation was very transparent Mr. Shorter did note that additional personnel would be advantageous to help with bank reconciliations. In 2026, the Town will have WW assets of 14 million. This is a large project and will take a considerable effort with multiple assistance needed.

Discussion - Alderman Whitmer wanted to know if the Auditor was satisfied with the corrective actions that was discussed and put into place, which Mr. Shorter confirmed he was. Whitmer also wanted to discuss the \$14,000,000 in serviceable wastewater assets for 2026. This should be a top priority for the Town and the Auditor, which he confirmed it would, and they would probably set up a separate workshop to discuss this, so they could stay on top of this situation. Whitmer noted this project could ultimately be a considerable write off for the Town.

6. Consideration of the Recommended Low Bid for the Construction of the Highway 31 Gravity Sewer Improvements and authorization for the mayor to sign said contract:

Alderman White made a motion to approve 4.2 million to Humerick Environmental Construction as the Low Bidder for the Construction of the Highway 31 Gravity Sewer Improvements and authorization for the mayor to sign said contract subject to Town Attorney's review of the contract with Town Staff conditions. The motion was seconded by Alderman King.

Administrator Wood presented the Staff Report. Staff recommends approval upon Town Attorney approval of said contract.

Discussion – Alderman Whitmer wanted to ensure that if we used the 4.2 mil to make payment and then we borrowed most of the money, can we legally reimburse the general fund for the 4.3 million that we used? Assistant Administrator Banks verified that we could. This project should start in the Spring of 2026.

The motion passed with the following vote:

4-Yay Votes: King, Stover, White, Whitmer,

0-Nay Votes:

7. Consideration of 1st Reading of Ordinance 2026-001: An Ordinance to Modify the Speed Limit on Highway 431/Lewisburg Pike within the Town Limits:

Alderman White made a motion to approve 1st Reading of Ordinance of 2026-001: An Ordinance to modify the Speed Limit on Highway 431/Lewisburg Pike within the Town Limits. The motion was seconded by Alderman King.

Discussion - Town Administrator Wood presented the Staff Report. He noted that safety is the main reason for this request. Even though Alderman Alexander was absent, prior to this

meeting, Alexander wanted a question raised for the record related to whether the approval of this Ordinance would impact the Town's ability to require roadway improvements for future development impacted by this change. Mr. Wood noted that Town Engineer Owens investigated and said lowering the speed would have no impact on the Town's ability to require necessary roadway improvements for future development. Town Staff recommends approval.

Discussion - Alderman King inquired who buys the street signs. Assistant Administrator Banks said the Town will use State street funds as the funding source for the street signs related to the change in speed limit.

The motion passed with the following vote:

4-Yay Votes: King, Stover, White, Whitmer,

0-Nay Votes:

There being no further business, the meeting was adjourned at 6:34 p.m.

Brian Stover, Mayor

Regina Fowler, Town Recorder/Clerk