Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Minutes
March 10, 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 March 10, 2026. Members and Staff attending were Mayor Brian Stover, Vice Mayor Shaun Alexander, Aldermen Harry King, and Bob Whitmer, Town Administrator and Town Planner Micah Wood, Assistant Town Administrator Steve Banks, Town Clerk Regina Fowler, Community Development Director Micah Sullivan, Community Development Planner Susan Steffenhagan, Assistant IT Coordinator Calvin Foster, and Town Attorneys Andrew Mills and Kirk Vandivort. The Williamson County Deputy in Attendance was Deputy McCartney. Alderman Kreis White was absent.

Pledge of Allegiance:

Announcements: Alderman King spoke about his concerns with the State Legislature contemplating capping property tax and what impact that could have on our Town in the future. He would like to discuss in the next couple of months the possibility of raising the Town's property taxes by a small amount.

Administrator Wood announced the Ice storm debris removal will conclude 3/13/26. If any property owners have lingering debris, they are asked to put in a public works work order on our Town website. He mentioned that Public Works has continued to do an outstanding job since the Ice Storm and stated that the Town is very appreciative for all their hard work on the storm debris removal. Bryan King and Steve Banks have been attending FEMA meetings and logging Town hours for reimbursement. Town Staff will keep BOMA posted on any FEMA-related updates.

Community Development Director Sullivan noted that this evening BOMA will consider Resolution 2026-006: Approving the 2026 TDFEC LPR Fund Grant Submission and Approving Capital Improvement Plan Funding for work on Sara Benson Park Phase II Restroom and Recreational Court Project. He noted that a meeting was held at 5:00 p.m. this afternoon for public discussion and another meeting will be held next Wednesday at noon at the Community Center for public input and support for the grant.

Public Comments: There were no public comments.

Consent Agenda:

a. **Consideration of the Minutes of the February 10, 2026, regular meeting.**
b. **Bond Action Agenda**
c. **Approval of Contract 2026-001 to renew the annual contract for Culver, PLLC, Consultation for Town Audit Services**
d. **Approval of Resolution 2026-006 Approving the 2026 TDFEC LPR Fund Grant Submission and Approving Capital Improvement Plan Funding for work on Sara Benson Park Phase II, Restroom and Recreational Court Project**

e. **Proclamation of the Town of Thompson's Station proclaiming April Child Abuse Prevention Month (BOMA had a photo shoot with two of the Child Abuse Staff Members)**

Approve to Defer Item c in the Consent Agenda:

Alderman King made a motion to approve to defer item c in the Consent Agenda until the April meeting. The motion was seconded by Alderman Whitmer.

Discussion – There was no discussion

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1- Absent: White

Approve Consent Agenda:

Alderman Whitmer made a motion to approve the Consent Agenda items a, b, d & e. The motion was seconded by Alderman King.

Discussion – There was no discussion

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1- Absent: White

Agenda Items:

1. Consideration of 2nd Reading of Ordinance 2026-003: An Ordinance to Regulate Bicycle, E-Bike, and Utility Terrain Vehicle Uses on Town Greenways, Paths, and Trails.

Community Development Director Sullivan presented the staff report. He noted that since 1st reading in section 16.503 the word "level" was changed to "speed", updates to section 16.508 regarding enforcement and impoundment, specific amendments for enforcement for violators under age 18 were added. Town Staff recommends approval with said amendments.

Alderman Whitmer made a motion to table Item #1 Consideration of 2nd Reading of Ordinance 2026-003: An Ordinance to Regulate Bicycle, E-Bike, and Utility Terrain Vehicle Uses on Town Greenways, Paths, and Trails for 12 months. The motion was seconded by Vice Chairman Alexander.

Discussion – Alderman King does not want to table it, he wants it on the books, He is against tabling it.

Vice Chairman Alexander - He bought a scooter and if it is not tabled, he cannot use his scooter and he will be ticked. Hopefully, he can use his scooter for one year.

Mayor Stover – He agrees with tabling the motion, He feels that gives BOMA a little time to figure out the rights of what is going to happen. He is against all Scooters, E-bikes, Utility Terrain Vehicles etc. being used on these trails, but he could be totally wrong. If he is wrong, He will admit that. He wants to give this a vetting period to see if it works.

The motion passed with the following vote:
3-Yay Votes: Alexander, Stover, Whitmer,
1-Nay Votes: King
1-Absent: White

2. Consideration of 2nd Reading of Ordinance 2026-002: An Ordinance to Amend the Wastewater Reservation of Capacity Process.

Administrator Wood presented the Staff Report. This item proposed the first update to the WW Reservation Process, first adopted in 2020. He noted that this includes a holistic update to the Reservation Process and the biggest change is to move this non-discretionary approval from mandatory BOMA review to a Staff only review, unless there are proposed changes to the standard WW reservation request agreement. Mr. Wood concluded the report by noting that the effective date for this ordinance has been clarified to apply to applications submitted after 4/1/2026, and that the Utility Board provided a favorable recommendation at their January meeting. Staff recommends approval.

Vice Chairman Alexander made a motion to approve Consideration of 2nd Reading of Ordinance 2026-002 with Reversion Amendment 18.308: An Ordinance to Amend the Wastewater Reservation of Capacity Process. The motion was seconded by Alderman King.

Discussion - There was no discussion.

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1-Absent: White

3. Consideration of Resolution 2026-007: A Resolution of the Town of Thompson's Station, Tennessee approving an updated standard Wastewater Reservation Agreement.

Administrator Wood presented the Staff Report noting that this is the first update to the standard WW Reservation Agreement, which was also first adopted in 2020. The changes are to update the standard agreement based on the updates included in Ordinance 2026-002.

Attorney Mills indicated there have been no changes since the worksession.

Alderman King made a motion to approve Consideration of Resolution 2026-007: A Resolution of the Town of Thompson's Station, Tennessee approving an updated standard Wastewater Reservation Agreement. The motion was seconded by Vice Chairman Alexander.

Discussion - There was no discussion

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1-Absent: White

4. Consideration of Resolution 2026-005: A Resolution of the Town of Thompson's Station, Tennessee Reaffirming Countywide Cooperative Growth Planning in Williamson County and Opposing the Williamson County Commission's Big Government Over-Regulation on Property Owners.

Administrator Wood noted that this item is in response to a Resolution adopted by the County Commission at their January meeting, which is contrary to the adopted county-wide Growth Plan, the interlocal agreement, and decades of collaborative interlocal cooperation. He stated that there were many comments about this at the worksession and then turned over discussion to Mayor Stover.

Mayor Stover began his statement by noting his disappointment with the action taken recently by the Williamson County Commission regarding the county-wide Growth Plan. The mayor continued that, the Williamson County Commission drafted, reviewed, and adopted without transparency, municipal consultation, and collaborative deliberation, which is directly contrary to the intent of both the Growth Plan and the interlocal agreement adopted by the County and each municipality. He noted that this action was not referred to the Growth Management Advisory Roundtable, a body created by the Growth Plan and interlocal agreement to provide a forum for discussion of intergovernmental growth issues, prior to consideration by the County Commission creating a breach in the agreed upon process. Mayor Stover stated that such action risks dramatically impacting long-term infrastructure planning by municipalities directly affected. He noted that he is deeply concerned about this process to take away the rights of the residents of our Towns thereby giving the authority to the County to make those annex decisions for us. He continued that the State of Tennessee recognizes Municipalities and Counties each as an equal entity. He closed by stating

that not only are we community residents of Thompson's Station, but we are also taxpayers of Williamson County. He urged the BOMA to approve this Resolution and to stand together in good faith and collaboration.

Alderman King made a motion to approve the Consideration of Resolution 2026-005: A Resolution of the Town of Thompson's Station, Tennessee Reaffirming Countywide Cooperative Growth Planning in Williamson County and Opposing the Williamson County Commission's Big Government Over-Regulation on Property Owners. Alderman Whitmer seconded the motion.

Discussion – Alderman King stated that he felt taking the word "big" out of the title of the Resolution would sound more conciliatory to the County Commission. He provided an amendment to the main motion:

Alderman King made a motion to remove the word "Big" from Resolution 2026-005, to read: A Resolution of the Town of Thompson's Station, Tennessee Reaffirming Countywide Cooperative Growth Planning in Williamson County and Opposing the Williamson County Commission's Government Over-Regulation on Property Owners. Alderman Whitmer seconded the motion.

There being no additional discussion, Mayor Stover called for a roll call vote.

The motion failed with a tie vote:
2-Yay Votes: King, Whitmer,
2-Nay Votes: Alexander, Stover
1-Absent: White

Attorney Mills noted that the Board is back to consideration of the main motion, unamended, since Alderman King's motion failed with a tie.

Additional Discussion – Alderman Whitmer stated that he was disappointed that the County Commissioners passed their Resolution, and that this should have been addressed with the Cities first. He noted that he is in favor of this Resolution showing our dissatisfaction with action they have taken. Mayor Stover stated that he wanted to note that this bill that the County Commission urged approval on, House Bill 2419, will be considered by the House committees soon. He urged everyone to contact their representatives to vote **NO on HB-2419.**

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:

1-Absent: White

5. Consideration of a Memorandum of Understanding for the reservation of active wastewater treatment capacity. Note: This Item was withdrawn at the request of the applicant.

6. Consideration of Resolution 2026-004: A Resolution of the Town of Thompson's Station, Tennessee for the designation of wastewater capacity for nonresidential and emergency reserve for the Town of Thompson's Station.

Administrator Wood presented the Staff Report and noted that in May 2024, BOMA adopted a resolution to reserve 150,000 gpd of ww capacity for economic development purposed within the Town's 1.5 million gallons per day (MGD) Wastewater Treatment Plant (WWTP) capacity, which has since been fully exhausted. He continued that, in October 2026, BOMA approved a three-phase WWTP expansion, increasing total capacity to 3.3 MGD and creating the allocation of Active Wastewater Capacity and Inactive Wastewater Capacity. Mr. Wood noted that, following the approval of the phased WWTP expansion and as a result of requests from UB and BOMA members, Town Staff reviewed the fixed 150,000 gpd allocation and evaluated shifting to a percentage-based model tied specifically to Active Capacity. He stated that the proposed framework included in the resolution presented for consideration includes:

- 15% of Active Capacity reserved for non-residential/economic development purposes
- 2.5% of Active Capacity reserved for emergency and contingency use

Mr. Wood stated that this percentage approach allows reserved capacity to scale with future WWTP phases while maintaining a small operational and public-safety reserve and that the percentage allows it to grow over time. Staff recommended approval.

Alderman Whitmer made a motion to approve Resolution 2026-004: A Resolution of the Town of Thompson's Station, Tennessee for the designation of wastewater capacity for nonresidential and emergency reserve for the Town of Thompson's Station. Alderman King seconded the motion.

Discussion – Alderman Whitmer stated he likes the percentage approach.

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1-Absent: White

7. Consideration of 1st Reading of Ordinance 2026-004: An Ordinance of the Town of Thompson's Station, Tennessee to amend certain provisions of the Land Development Ordinance related to establishing criteria for complete submittals.

Administrator Wood presented the Staff Report and noted that this ordinance presents a continuing effort to bolster the process of the Land Development Ordinance (LDO) to match the expectations of the community, PC, and BOMA. He noted that the changes included in this ordinance provide additional predictability and certainty for both applicants and the Town related to when an application presented for consideration is deemed complete, per the Town's expectations. Mr. Wood continued that this ordinance grew out of conversations with the Vice Mayor on how to further define and clarify when an application becomes complete, related to the state law changes for the vesting of projects. He closed by stating that TSPC provided a favorable recommendation, and Staff recommends approval of Ordinance 2026-004, related to establishing a more complete criteria for complete applications.

Vice Chairman Alexander made a motion to approve on 1st Reading Ordinance 2026-004: An Ordinance of the Town of Thompson's Station, Tennessee to amend certain provisions of the Land Development Ordinance related to establishing criteria for complete submittals. Alderman Whitmer seconded the motion.

Discussion – There was no discussion.

The motion passed with the following vote:
4-Yay Votes: Alexander, King, Stover, Whitmer,
0-Nay Votes:
1-Absent: White

Adjourn:

There being no further business, the meeting was adjourned at 6:25 p.m.

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Brian Stover, Mayor **Regina Fowler, Town Recorder/Clerk**