

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Minutes
September 8, 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 September 8, 2026. Members and staff attending were Mayor Brian Stover, Vice Mayor Shaun Alexander, Aldermen Harry King, Kreis White, 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, Director of IT Courtney LaChance, and Town Attorneys Andrew Mills and Kirk Vandivort. The Williamson County Deputy in Attendance was David Brewer.

Pledge of Allegiance:

Announcements:

Town Administrator Wood provided an update that the Town Hall renovations are nearing completion and that October meetings should be back in Town Hall, with further notices to follow.

Public Comments:

Public comment on agenda items was opened, with a three-minute limit per speaker and a 30-minute total limit. The chair asked whether anyone had signed up or wished to speak. When no one responded, Mayor Stover closed public comments and proceeded to the consent agenda.

Consent Agenda:

- a. Consideration of the Minutes of the August 11, 2026, regular meeting.
- b. Approval of Scope and Purchase Order with Veolia for additional cassettes to be added to the Wastewater Treatment Plant Membrane Bioreactor and to authorize the Town Administrator to sign the Purchase Order.
- c. Approval of a Development Agreement for the Hatcher Cotton Subdivision.
- d. Approval of the procurement process of capital purchases and services for EVITP-certified electrical construction and new utility service from MTE (to include purchase of the charging stations and associated equipment) to install two Direct Current Fast Chargers (DCFCs) in Sarah Benson Park, as well as approval of authorization to advertise for bid for the construction services and approval for the Town Administrator to sign related documents as part of this approval.
- e. Resolution 2026-026: A Resolution of the Town of Thompson's Station, Tennessee, granting a Ten-Foot Permanent Easement to HB&TS Utility District for Electric Service.

Approve Consent Agenda:

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:

5-Yay Votes: Alexander, King, Stover, White, Whitmer,

0-Nay Votes:

Notice of Public Hearing:

Ordinance 2026-018: An Ordinance of the Town of Thompson's Station, Tennessee to Amend Article 3, Section 3.10.5 of the Land Development Ordinance to Update the Standards for On-site Wastewater Systems.

Mayor Stover opened the public hearing on Ordinance 2026-018. Attendees were invited to speak, and after no public comments were made, the hearing was closed. The meeting moved on to agenda items.

Agenda Items:

1. Consideration of 2nd Reading of Ordinance 2026-016: An Ordinance of the Town of Thompson's Station, Tennessee to Amend the Town Code Title 15, Chapter 5 related to Enforcement of No Parking Areas.

- a. Staff Report
- b. Ordinance 2026-016

Administrator Wood provided the Staff Report and explained that the ordinance would clarify Town Staff's ability to enforce no-parking areas throughout Town. Since first reading, this ordinance was revised to make the effective date January 1, 2027, giving staff additional time to begin warning illegally parked vehicles.

Alderman King made a motion to approve Ordinance 2026-016. The motion was seconded by Alderman White.

Discussion – Alderman Whitmer discussed signage being installed, coordination with the HOA, and the importance of a coordinated rollout of the information and communication related to the enforcement of this Ordinance.

The motion passed with the following vote:

5-Yay Votes: Alexander, King, Stover, White, Whitmer,

0-Nay Votes:

2. Consideration of 2nd Reading of Ordinance 2026-018: An Ordinance of the Town of Thompson's Station, Tennessee to Amend Article 3, Section 3.10.5 of the Land Development Ordinance to Update the Standards for On-site Wastewater Systems

a. Staff Report

b. Ordinance 2026-016

Community Development Planner Susan Steffenhagen provided the Staff Report and noted that the proposed LDO amendment would align the Land Development Ordinance with the Town's adopted onsite wastewater policy and procedure effective September 9, 2025, and noted there were no changes since first reading. Staff and the Planning Commission recommends approval of Ordinance 2026-018.

Alderman White made a motion to approve Ordinance 2026-018. The motion was seconded by Alderman King.

Discussion – There was no discussion.

The motion passed with the following vote:

5-Yay Votes: Alexander, King, Stover, White, Whitmer,

0-Nay Votes:

3. Consideration of Resolution 2026-024: A Resolution of the Town of Thompson's Station, Tennessee for the creation of a Central Business Improvement District (CBID).

a. Staff Report

b. Resolution 2026-024

Administrator Wood provided the Staff Report and noted that this Resolution begins the process for creating the Town Center Depot District, a Central Business Improvement District. He noted that this Resolution is required to set the public hearing and provide for notice. He closed by stating that this Resolution is a companion piece to item number four on the same agenda, Ordinance 2026-020. Town Attorney Andrew Mills explained that this was a requirement under the statute with notices being run in the paper for three consecutive weeks and letters would be sent to property owners in the district. A motion was made to approve Resolution 2026-024, and the Board approved it 5-0 before moving to the next ordinance item.

Alderman King made a motion to approve Resolution 2026-024. The motion was seconded by Alderman Whitmer.

Discussion – There was no discussion.

The motion passed with the following vote:

5-Yay Votes: Alexander, King, Stover, White, Whitmer,

0-Nay Votes:

4. Consideration of 1st Reading of Ordinance 2026-020: An Ordinance of the Town of Thompson's Station, Tennessee for the creation of a Central Business Improvement District (CBID).

a. Staff Report

b. Ordinance 2026-020

Administrator Wood provided the Staff Report and explained that the Ordinance would create the Town Center Depot District as a CBID and establish the district boundaries shown on the map, covering 76 parcels. He closed by stating the purpose was to provide a tool for economic development and to enable use of sales tax increment for public improvements, with Staff noting that any future property assessments would require additional action and would not apply at this stage.

Alderman King made a motion to approve Ordinance 2026-020. The motion was seconded by Alderman Whitmer.

Discussion – Alderman White asked what the most effective way would be to communicate with people in the area that would be called the Depot District as notices on social media may not be the best way.

Administrator Wood noted that letters were being sent out to everyone in the area as the Town had an excellent response with that in past during the Streetscape Plan.

Attorney Mills added that there are 76 notifications that are physically being mailed to every property owner.

Alderman King asked if the district could be expanded later and if those properties have to be contiguous. Attorney Mills responded, stating that the board could amend the district map at any point, but you have to go through this process: resolution, ordinance, two readings, and public hearing.

Attorney Mills stated that there are special parts of the statue that allow two different CBIDs to be combined into one so the properties do have to be contiguous, however, he will double check.

Alderman Whitmer requested clarification on the streetscape improvements. He noted that he believes this is a very good step to kind of facilitate that or allow that to move forward, because we've been talking about it for a long time and this is a tool that will help make those improvements a reality. He closed by stating that he is excited as to what it can become or what the future holds for this district.

Attorney Mills provided a point of clarification that any assessment that comes from a CBID district has to be related to public improvement. He noted that the way we've structured this is we're talking about streetscaping and wastewater lines. Mr. Mills continued that those are the two main components. He stated that, if things want to happen with public buildings, that's likely going to fall outside the CBID process, but it can happen in parallel with it. He closed by stating that, the thrust of what's in the ordinance, because you have to put the intended public improvement, it's the streetscaping, it's roadwork, and it's utility work in the district itself.

Alderman White inquired further on the contiguous aspect of the CBID. He asked if there was a reason for not adding Preservation Park, the property that is right across from Old Thompson Station Road, or really the Whistle Stop area within the district?

Administrator Wood - We used the existing Character Area from the All Aboard Plan so we wanted to base that on previous planning efforts that we've done. He noted that he would have to look to see exactly why some of those properties were in what's called now the, again, the Town Center character area versus being excluded and that he is not sure off the top of my head.

The motion passed with the following vote:

5-Yay Votes: Alexander, King, Stover, White, Whitmer,

0-Nay Votes:

5. Consideration of Resolution 2026-025: A Resolution of the Town of Thompson's Station, Tennessee Approving an Interlocal Agreement between Williamson County, Tennessee and the Town of Thompson's Station, Tennessee on behalf of the Williamson County Sheriff's Office for Dedicated Law Enforcement Coverage.

a. Staff Report

b. Resolution 2026-025

Administrator Wood provided the Staff Report and explained that the Resolution would renew a multi-year interlocal agreement with the Williamson County Sheriff's Office for dedicated law enforcement coverage, with a stair-step payment increase of \$250,000 over the next three years, a cap at \$1 million, monthly reports, and a term through June 2031.

Alderman King made a motion to approve Resolution 2026-025. The motion was seconded by Mayor Stover.

Discussion - Board discussed whether the payment level reflected actual service needs, whether additional statistical information had been provided, and how the agreement related to future planning for a Town Police Department.

Alderman King made a motion to amend Resolution 2026-025 to change the 2028 payment from \$1 million to \$750,000. The motion was seconded by Alderman Alexander.

The motion to amend passed with the following vote:

3-Yay Votes: King, White, Whitmer,

1-Nay Vote: Stover

1-Abstain Vote: Alexander

There was no additional discussion.

The main motion passed as amended with the following vote:

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

1-Nay Vote: White

Adjourn:

There being no further business, the meeting was adjourned at 6:33 p.m.

Brian Stover, Mayor

Regina Fowler, Town Recorder/Clerk