

**Town of Thompson's Station
Utility Board
Meeting Agenda
May 15, 2019**

1. Call Meeting To Order

2. Approval Of Minutes From The April 17, 2019 Meeting

Documents:

[4-17-2019 MEETING MINUTES.PDF](#)

3. System Operator's Update

4. Update On Cell 1

5. Barge/Staff Information Related To MBR Timeline And Funding

Documents:

[ITEM 5 MEMORANDUM TO UB 5-15-20109.PDF](#)
[ITEM 5 WENDY EMAILS W DEVELOPERS SCHEDULES.PDF](#)
[ITEM 5 BARGE SCHEDULE TAPS DRAFTY.PDF](#)

6. Other Items Per BOMA/Town Staff

7. Announcements

8. Adjournment

*This meeting will be held at 7:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Rd West*

Town of Thompson's Station
Utility Board
Minutes of the Meeting
April 17, 2019

1. Call Meeting to Order

Chairman Jeff Ridsen, called the meeting to order. Present were: Brian Stover, Jeff Ridsen, Joe Whitson, Bruce DiFrancisco and John Peterson, Assistant Town Administrator Caryn Miller, and Finance Director Steve Banks.

2. **Approval of the March 27, 2017 Meeting minutes.** A motion to approve the Minutes was made by Mr. Peterson. The motion was seconded. Motion passed unanimously.
3. **System Operator's Update.** Kenny Bond updated the Board on system flows and current issues.
4. **Ordinance 2019-006 Amending Title 18 Chapter 2 .** The Board and Staff discussed the Ordinance and several changes were requested before it goes to BOMA in May meeting. Changes included: clarification of deposit, get rid of reconnect fees, fix change of occupancy, and past due fees language related to landlords Barge Designs Presentation.
5. **Barge Designs Presentation. (This was Item 6 moved up to give developers time to get to the meeting.)** Barge made their presentation of three different types of systems that could be considered by the Town. They also indicated that with the land constraints at this time the MBR system is what they would recommend. After discussion and questions from the Board Mr. Peterson made a motion to recommend that MBR System to the BOMA. The motion was seconded. Motion passed unanimously. The Board asked Staff to come back with financing information for the next meeting. They also asked that Barge have a timeframe to get MBR operational for the next meeting.
6. **Discussion related to Daniel Woods and Khris Pascarella proposals for alternate systems.** Mr. Woods made his presentation first and Mr. Pascarella followed. No recommendation was made by the Board.
7. **Other Items per BOMA/Town Staff.** The Chairman asked that Staff send the Board a copy of the MTAS fee Study done in 2017.
8. **Announcements.** None
9. **Adjournment.** There being no other business Mr. Stover made a motion to adjourn. Motion was seconded. Meeting adjourned at 8:16 p.m.

Board Chairman

MEMORANDUM

TO: Utility Board Chairman and Members
FROM: Caryn Miller, Assistant Town Administrator
DATE: 5/13/19
RE: MBR Funding

At the April meeting, the Board wanted more information related to the financing of the MBR, building schedules for the properties currently having taps assigned, and a more down to the actual homes built to date and in the pipeline information on taps used to date and forecasted.

Builders' schedule – I have attached email communications with the developers and Wendy.

Tap information- Please see attached working draft schedule from Barge.

Financing- Staff is exploring funding avenues.

Caryn Miller

From: Wendy Deats
Sent: Monday, May 13, 2019 9:57 AM
To: Caryn Miller; Kenneth McLawhon
Subject: FW: attachment

In reviewing the email below I'd say they are looking at about 5 – 7 lots per quarter so I'd estimate 24 lots per year similar to Daniel's projections.

From: Ryan Manners <ryan@elg-tn.com>
Sent: Friday, May 10, 2019 2:41 PM
To: Wendy Deats <wdeats@thompsons-station.com>
Cc: Jordan Clark <jordan@barlowbuilders.com>
Subject: Re: attachment

Correct me if I'm wrong but the town should have our phasing plans we have submitted? If not I'll send you that. Are you wanting lot delivery or completed houses? That's two very different projections. If you want sales projections:

Canterbury 14-17- lot delivery date unknown due to waiting for the town- once permits out issued 8 months to delivery of phase 14 lots. After plat houses constructed average of 5 per quarter. Since we have multiple products it's as easy to give a quarterly take down but build out should be 60 months after completion of first phase development.

Canterbury 18-20- lot delivery of phase 1 unknown but should be completed at average of 7 per quarter. Build out complete 60 months of delivery of first phase.

Sent from my iPhone

On May 10, 2019, at 2:18 PM, Wendy Deats <wdeats@thompsons-station.com> wrote:

See Daniel Woods response.

From: Daniel Woods <daniel@greattnlandco.com>
Sent: Friday, May 10, 2019 11:23 AM
To: Wendy Deats <wdeats@thompsons-station.com>
Cc: Matt Bryant <matt@m2groupllc.com>
Subject: Fwd: attachment

Wendy,

Here's the phasing plan that was presented in the meeting this morning. Our first phase is 32 lots. The plan has been to deliver the first group of lots (approximately 6) in Aug/Sept of 2020. Then, the builder plans to deliver 6 lots a quarter going forward.

Let me know if you need anything else.

Sent from my iPhone

Begin forwarded message:

From: <carol-lynn@greatnlandco.com>
Date: May 10, 2019 at 10:50:54 AM CDT
To: "Daniel Woods" <daniel@greatnlandco.com>
Subject: attachment

Please see attached

Carol-Lynn Daigle
Office Manager

<Littlebury - revised phasing plan.pdf>

**Thompson's Station
Wastewater System Capacity Tracking**

Development Name	Type/ Description	Number of Units	Type of Units	Calculated Flow (gpd)	Number of EDUs	EDU Flow (gpd)	Sewer Capacity Approved (Y/N)	EDUs Utilized to Date	EDU Flow Utilized to Date (gpd)	Notes
Tollgate Village	943 Residential Units (Townhomes and single family homes)	943	Single Family	235,750	943	235,750	Y	764	191,000	
Canterbury	816 Residential Units (Townhomes and single family homes)	816	Single Family	204,000	816	204,000	Y	670	167,500	
Bridgemore	479 Residential Units (Single family homes)	479	Single Family	119,750	479	119,750	Y	476	119,000	
Roderick	370 Residential Units (Townhomes & Single Family Homes)	370	Single Family	92,500	370	92,500	Y	0	-	
Canterbury Expansion	318 Residential Units (Single family & townhomes)	318	Single Family	79,500	318	79,500	Y	0	-	Included in original allotment of taps to Canterbury.
Station Hill	285 Residential Units (Single family homes)	285	Single Family	71,250	285	71,250	Y	0	-	
Williamson County Schools	Elementary and Middle schools (Max capacity: 800 Students each)	1600	Students	32,000	82	20,500	Y	82	20,500	Discrepancy between sewer flow reserved and calculated flow
Allenwood	13 Residential Units	13	Single Family	3,250	13	3,250	Y	13	3,250	
Mars	94,500 sf facility (56,000 sf product development center; 28,500 sf pet feeding center; 10,000 sf learning center)	150	Employees	1,950	87	21,750	Y	87	21,750	Need to verify how sewer flow was calculated
Thompson Machinery	11,400 sf commercial building				15	3,750	Y	0	-	Need to verify sewer flow. 15 taps were from the Roderick property's original 385.
Twice Daily (TriStar Energy)	Gas Station with Food Prep facilities				4	1,000	N			Need details on facility
Avenue Downs	69 Residential Units (Single Family homes)	69	Single Family	17,250	69	17,250	N			
Lutheran Church (Parsons Valley)	343 Residential Units	343	Single Family	85,750	343	85,750	N			
Holt Property	59 Residential townhomes	59	Single Family	14,750	59	14,750	N			
Whistle Stop	165 Residential Units	165	Single Family	41,250	165	41,250	N			
Two Farms										Proposed treat onsite
Littleberry	91 Residential Units	91	Single Family	22,750	91	22,750				Proposed treat onsite
Pleasant Creek			Single Family	-		-				Proposed treat onsite

Permitted Regional Facility Wastewater Treatment Capacity = 470,000 gpd
 Current Total WW Disposal Capacity = 280,000 gpd
 Total Sewer Capacity Currently Built and/or Approved (EDU Flow) = 523,000 gpd
 Total Reserved Sewer Capacity (EDU Flow) = 852,000 gpd
 Total Reserved Sewer Capacity (Calculated Flow) = 839,950 gpd
 Total Proposed Development Sewer Capacity = 163,750 gpd
 Total Reserved & Proposed Development Sewer Capacity (EDU Flow) = 1,015,750 gpd

Does not include flow for developments proposing onsite treatment