



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Work Session

Tuesday, January 14, 2025

4:30 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklinton.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Resolution 2024-111, A Resolution Acknowledging The Letter Of Agreement Between The Tennessee Main Street Program And The Downtown Franklin Association

Sponsors: Eric Stuckey

2. Discussion Of Capital Investment Plan - Financial Model

Sponsors: Eric Stuckey, Kristine Brock, Michael Walters Young

3. *Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway. Establishing A Public Hearing On January 28, 2025

FMPC 12/12/24, 7-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

4. Consideration Of Resolution 2024-102, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Possible Annexation Of 493.87 Acres, Located Along The North And South Sides Of Murfreesboro Road, East Of North Chapel Road, And West Of Trinity Road. Establishing A Public Hearing On February 11, 2025

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

5. Consideration Of Ordinance 2024-47, An Ordinance To Add Reference To The Design Criteria For Water Infrastructure And Design Criteria For Wastewater Infrastructure For Design Of Water, Sewer, And Reclaimed Infrastructure, And Additional Availability Changes As Adopted By Reference In Title 18 Of The Franklin Municipal Code

Sponsors: Michelle Hatcher, Brian Goodwin

6. *Consideration Of Resolution 2024-112, A Resolution Of Intent To Commence With The Planning, Design, Construction, And Eventually Operation Of A Six (6) Million Gallon Per Day Clean Water Facility Located In The Southern Portion Of The City Of Franklin Between Carothers Parkway And I-65N In The

Southeast Municipal Complex

Sponsors: Michelle Hatcher

7. Consideration Of COF Contract No. 2024-0357, With C&T Engineering And Inspection, LLC, For Harpeth River Stream Monitoring And Data Management

Sponsors: Michelle Hatcher

8. Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan WS 11/12/24, 11/26/24

Sponsors: Mark Hilty, Michelle Hatcher

9. *Consideration Of Resolution 2024-103, A Resolution Approving A Mural At 1560 W. McEwen FPAC 11/20/24, 5-0

Sponsors: Milissa Reiersen, Monique McCullough

10. *Consideration Of Resolution 2024-104, A Resolution To Approve A Mural At 7087 Bakers Bridge Avenue

FPAC 11/20/24, 5-0

Sponsors: Milissa Reiersen, Monique McCullough

11. *Consideration Of Amendment 10 To COF Contract No. 2011-0129, With TDOT To Extend Contract Completion Date To December 31, 2025 For The ITS Infrastructure Expansion

Sponsors: Paul Holzen, Adam Moser

12. Consideration Of Resolution 2024-04, A Resolution To Assign Permanent Naming Rights Of The Capital Project Known As The Southeast Municipal Complex In Honor Of Pearl Bransford, In Accordance With Ordinance 2024-37, Acknowledging Individuals Who Have Made Substantial Contributions To Benefit The City Or Local Community

Sponsors: Lisa Clayton, Heather Eusebio

13. Consideration Of Resolution 2024-110, A Resolution To Affirm Compliance With Federal Title VI Regulations

Sponsors: Eric Stuckey

OTHER BUSINESS**ADJOURN**

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-01334

DATE: December 3, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator

SUBJECT:

Consideration Of Resolution 2024-111, A Resolution Acknowledging The Letter Of Agreement Between The Tennessee Main Street Program And The Downtown Franklin Association

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request to enter into a Letter of Agreement supporting the participation of the Downtown Franklin Association (DFA) in the Tennessee Main Street Program regarding policies and programs.

BACKGROUND/STAFF COMMENTS:

This is the annual agreement between the Tennessee Main Street Program and Downtown Franklin Association that the Board reviews and acknowledges. The letter of agreement confirms the participation of the local community and the local Main Street organization as a designated Tennessee Main Street program and participant in the National Main Street network. This designation allows the local program to participate in the training and promotional activities of the Tennessee Main Street Program, to use its name, logo and signage, to receive technical assistance and resources, and to seek annual accreditation from the National Main Street Center.

The Tennessee Department of Economic and Community Development (TECD) operates the Tennessee Main Street Program. The Tennessee Main Street Program, which is associated with the National Main Street Center, assists communities in promoting and revitalizing their downtowns and central business districts. The Downtown Franklin Association (DFA) was founded in 1984 with the expressed mission of revitalizing Franklin's historic downtown. These efforts have been directed by the program guidelines of the National Main Street Center and the National Trust for Historic Preservation. As a part of its ongoing participation in the Main Street Program, the DFA enters into a Letter of Agreement with the Tennessee Main Street Program. The Letter of Agreement also requires the local government, represented by the Mayor and the City Administrator, to acknowledge the participation of the community in the Main Street Program.

FINANCIAL IMPACT:

There is no direct financial obligation associated with this acknowledgment by the City.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-111.

RESOLUTION 2024-111

**A RESOLUTION ACKNOWLEDGING THE LETTER OF AGREEMENT BETWEEN THE TENNESSEE
MAIN STREET PROGRAM AND THE DOWNTOWN FRANKLIN ASSOCIATION**

WHEREAS, the Tennessee Main Street Program is a program of the Tennessee Department of Economic and Community Development which provides assistance to communities in revitalizing their downtown and central business districts; and

WHEREAS, since its founding in 1984, the Downtown Franklin Association has spear-headed the revitalization of Franklin's historic downtown according to the four-point program of the National Main Street Center of the National Trust for Historic Preservation; and

WHEREAS, by Letter of Agreement, the Tennessee Main Street Program agrees to provide certain assistance to the Downtown Franklin Association in its endeavors; and

WHEREAS, the City has been requested by the Tennessee Main Street Program to acknowledge this Letter of Agreement.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF
FRANKLIN, TENNESSEE, THAT:**

The City of Franklin hereby acknowledges the Letter of Agreement between the Tennessee Main Street Program and the Downtown Franklin Association, which is attached to this Resolution as Exhibit A. Further, the City of Franklin understands that it is not a party to the Letter Agreement and therefore has no duties or responsibilities as a result of the Letter Agreement.

IT IS SO RESOLVED this _____ day of January 2025.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____

ANGIE SKARP

City Recorder

BY: _____

DR. KEN MOORE

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney



2025 LETTER OF AGREEMENT

Program Policies and Services

Due by March 1, 2025



Tennessee Main Street Program

A Coordinating Partner of the National Main Street Center

Tennessee Department of Economic and Community Development

312 Rosa L. Parks Avenue, 27th Floor

Nashville, Tennessee 37243

Kim Park, Program Director

Telephone: 615.339-1506

Kim.Parks@TN.gov



LETTER OF AGREEMENT

This letter of agreement is entered into by the Tennessee Main Street Program, a program of the Tennessee Department of Economic and Community Development and coordinating partner of the National Main Street Center, and the community/local organization listed below.

This letter of agreement confirms the participation of the local community and the local Main Street America™ organization as a designated Tennessee Main Street program and participant in the National Main Street network. This designation allows the local program to participate in the training and promotional activities of the Tennessee Main Street Program, to use its name, logo and signage, to receive technical assistance and resources, to apply for Downtown Improvement grants, and to seek annual accreditation from the National Main Street Center.

The Tennessee Main Street program, represented by the state coordinator and representatives of the Tennessee Department of Economic and Community Development (ECD), will provide services to the following organization:

Local Main Street Organization _____

Address _____

City _____, Tennessee Zip Code _____

Organization/ primary contact email address _____

Telephone _____ Website _____

Non-profit status _____ FEIN Number _____

Manager/Director _____ Hire date _____

Board of Directors:

President _____ Term expires _____

Vice President _____ Term expires _____

Secretary _____ Term expires _____

Treasurer _____ Term expires _____

Policies and Procedures

The local Main Street America™ organization (as named in this agreement) shall comply with the following policies and procedures set forth by the Tennessee Main Street Program:

- A. Submission of an Annual Report to the Tennessee Main Street Program based on the **National Main Street Center's Standards of Performance for Recognition**. The annual report determines program designation by the State of Tennessee who will use the report to recommend national accreditation for the program to the National Main Street Center. This report shall be submitted by the local organization upon request and reviewed by the Tennessee Main Street Program staff. It should clearly demonstrate:
 - 1. Broad-Based Community Commitment to Revitalization
 - 2. Inclusive Leadership and Organizational Capacity
 - 3. Diversified Funding and Sustainable Program Operations
 - 4. Strategy-Driven Programming
 - 5. Preservation-Based Economic Development
 - 6. Demonstrated Impact and Results
- B. Provision of professional staff (manager/director) for the local Main Street America™ organization. This may be full-time or part-time, depending on community size and resources, though full-time is recommended. In the event the local Main Street America™ organization manager/director position is vacated during the term of this agreement, the local program agrees to fill the position within a reasonable amount of time and with a person meeting the qualifications for professional staff. The Tennessee Main Street Program reserves the right to suspend or cancel designation if the position is vacated for more than six (6) months. Upon filling the position, the local program will be required to send the new Main Street America™ manager/director to new manager training offered in conjunction with the quarterly managers' meetings.
- C. Agree to send a representative (manager/director or board member) to attend a minimum of three quarterly managers' meetings or approved conferences (Tennessee ECD Governor's Conference or National Main Street Conference) during the calendar year. At least one of the three required meetings should be a quarterly managers' meeting.
- E. Acknowledgement of Tennessee Main Street Program assistance in projects when applicable and in an appropriate method (publications, media, etc.).

Program Services

The Tennessee Main Street Program provides many services to assist designated communities. This ranges from working with newly designated programs on developing core competencies to helping mature programs maintain focus and effectiveness. The Tennessee Main Street program agrees to provide the following services to the designated local Main Street™ organization:

- A. Training opportunities to further understanding of the Four-Point Approach™ to downtown revitalization and management, including critical tools such as design and economic strategies, market-driven promotions and organizational functions.
- B. Guidance and resources for the manager/director and board president. This may include online, telephone, and email consultation, access to the Tennessee Main Street reference library and files, select publications and regular communication of important materials.
- C. Recognition as a nationally accredited Main Street America™ community in press releases and on the <http://www.tn.gov/ecd> website and invitation to apply for Downtown Improvement Grants, TN Placemakers Grants, Historic Preservation Grants and other programs as funding becomes available.
- D. Comprehensive review of the Annual Designation Report, collecting and publishing the annual reinvestment statistics to illustrate the economic impact of all designated Tennessee Main Street programs (and communicate those results to the National Main Street Center), and provide recommendations for program improvement as needed.
- E. Make on-site visits as needed to monitor local programs and provide technical assistance to the staff, committees and board members. The Tennessee Main Street Program Director will visit each designated community at least every other calendar year.
- F. Promote the local, state and national Main Street America™ programs through public presentations, community meetings and partnership development in order to serve as a statewide resource for downtown revitalization and management strategies.

Logo and Signage Usage



The Tennessee Main Street logo (illustrated on the left) and signage is for use by programs and communities that have received designation from the Tennessee Main Street Program and Tennessee Department of Economic and Community Development.

The National Main Street Center owns the trademark for the Phrase “Main Street America” as it applies to the revitalization of traditional and historic commercial districts. The NMSC allows state and local coordinating programs involved in the revitalization of these commercial districts based upon the National Main Street Center’s “Four Point Approach” to use the name “Main Street” to describe their programs.

If a program and community are no longer designated by the Tennessee Main Street program, all usage of the Tennessee Main Street name, logo and signage are prohibited. References to Tennessee Main Street (website, street signage, etc.) must be removed from public viewing and use.



Termination

Should the local Main Street America™ organization be unwilling or unable to meet the terms of this agreement, the Tennessee Main Street Program may no longer grant state level designation. Under those circumstances, the Tennessee Main Street Program Director will send a written report identifying the issues and providing guidance on how to proceed within a specified period of time. If the local Main Street America™ program fails to make the recommended corrections, the Letter of Agreement with the local program will be terminated and the program will lose Tennessee Main Street Program designation. After the local Main Street Program Letter of Agreement is terminated, the community must reapply through the new program application process.

Signatures

I (we), the undersigned, on behalf of our community and local Main Street™ organization, have read and agreed to the Letter of Agreement with the Tennessee Main Street Program and acknowledge that the above organization is an active participant in the Tennessee Main Street Program and meets all criteria of designation and understand that if the organization is no longer designated, usage of the name and logo must cease and community signage must be returned to the Tennessee Department of Economic and Community Development.

Local Main Street Organization
Board President/Chair

Date/term expiration date

Local Main Street Organization
Manager/Director

Date

Elected Official/City Mayor

Date

City Administrator/Manager

Date

Tennessee Main Street Program Director

Date



File #: 21-01411

DATE: December 30, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Michael Walters Young, Chief Budget & Performance Officer

SUBJECT:
Discussion Of Capital Investment Plan - Financial Model

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the existing and projected resources available to finance the updated FY 2025-2034 Capital Investment Plan.

BACKGROUND/STAFF COMMENTS:

Since the last time the ten-year CIP Financial Model was presented in full to the Board of Mayor and Alderman (one year ago in January 2024), several actions have occurred which have changed the available level of resources for funding capital projects.

- In June 2024, via Resolution 2024-46, the Board of Mayor and Alderman modified the approved list of Capital Investment Plan projects to 36 and lowered the overall cost of the plan.
- In July 2024, the financial year closed, leading to new certified fund balances for the City of Franklin.
- In November 2024, via Ordinance 2023-41, the Board of Mayor and Alderman approved an increase to the Road Impact Fees charged to new developments in Franklin.

As always, this financing model has been updated to determine answers to the following questions:

- What is the amount of available resources from all funds which can be spent on Capital Projects over the next ten years?
- How much will the remaining approved projects in the FY 2025-2034 Capital Improvement Program cost? And,
- What will be the impact on the City's debt capacity and overall debt service?

This model has three main sections:

1) This Executive Summary with summaries of current and future resources, annual and cumulative cost estimates for all Phase I CIP projects and a revised Debt Capacity Analysis given the revised

cost of projects.

2) 10-year Financing Analysis with detailed forecasts for most major internal funds of the City of Franklin.

3) Project Detail Sheets, which itemize the annual and cumulative funding needs by source by project.

In building this model, staff has tried to be conservative with our revenue projections and prudent when determining available resources. "Available fund balances" are current unaudited balances in most funds as of June 30th, less amounts reserved either through state law or BOMA policy.

The result of the actions taken in the last year has been an increase in available cash resources for capital projects. In addition, the Cash/Debt Ratio of funding for approved CIP projects now stands at 65% Cash/35% Debt.

FINANCIAL IMPACT:

The overall Summary Reconciliation of changes for the 10-year Capital Investment Plan Financing Model since June 25, 2024 is shown below:

Resources as of June 25, 2024	\$ 55,877,355
+ Add to Revenues	\$ 122,892,707
- <u>Reduction in Revenues</u>	<u>\$ (21,757,337)</u>
= Net Resources Available as of January 14, 2025	\$157,012,724
- Add to Expenses	\$ (28,758,113)
+ <u>Reduction in Expenses</u>	<u>\$ 6,100,000</u>
= Total Available as of January 14, 2025	\$134,354,611

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge receipt of the presentation of the update to the FY 2025-2034 Capital Investment Plan Financial Model.



City of Franklin, Tennessee

Board of Mayor and Aldermen

Discussion Of Capital Investment Plan Financial Model

BOMA Work Session

January 14, 2025

Agenda

Revenues (Financial Model)

- Sources of Funding**
- Assumptions of Future Funding**
- Debt Financing**

Expenses (Project Updates)

Summary



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 3

Revenues (Financial Model)

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Sources:

The 10-year CIP is funded through the following:

General Fund

- Invest Franklin
- Over 45% Fund Balance
- Add'l Sales Taxes
- Add'l Property Taxes

Sanitation Fund

Road Impact Fund

City Facilities Tax Fund

County Facilities Tax Fund

Stormwater Fund

Hotel/Motel Fund

Parkland Dedication Fund

Water Management Fund

Federal/State Grants

Private Contributions

Utility Contributions

Sources:

General Fund (pg. 15)

- Largest single funding source of the CIP
- Four components comprise the estimated 10-year amount:
 - **Capital Funding Account:** This account has two of the four components. The account is a policy designation of the City's fund balance. Approved under Resolution 2014-64, the City's General Fund has a formally adopted policy delineating how our fund balance should be managed. Any amount over 45% can be used to fund capital projects. This includes both the accrued balance of **Invest Franklin** and **General Excess Fund Balance**.

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Sources: General Fund (pg. 15)

Reserve Breakdown - General Fund - Fund Balance							
Fund Name	Required Percentage	Target %	Actual FY 22\$	Actual FY 23\$	Budget FY24\$	Actual FY 24\$	Budget FY25\$
Reserve F(mandated by law)	0%		\$ -	\$ -	\$ -	\$ -	\$ -
Undesignated/Unreserved fund	0%		\$ -	\$ -	\$ -	\$ -	\$ -
Financial Stabilization Account	33%		\$ 31,544,035	\$ 34,659,464	\$ 37,657,213	\$ 37,521,150	\$ 37,043,289
Contingency Subaccount		5%	\$ 4,779,399	\$ 5,251,434	\$ 5,705,638	\$ 5,685,023	\$ 5,612,620
Emergency Subaccount		5%	\$ 4,779,399	\$ 5,251,434	\$ 5,705,638	\$ 5,685,023	\$ 5,612,620
Cash Flow Stabilization Subaccount		14%	\$ 13,382,318	\$ 14,704,015	\$ 15,975,787	\$ 15,918,064	\$ 15,715,335
Debt Service Subaccount		3%	\$ 2,867,640	\$ 3,150,860	\$ 3,423,383	\$ 3,411,014	\$ 3,367,572
Insurance Reserve Subaccount		4%	\$ 3,823,519	\$ 4,201,147	\$ 4,564,511	\$ 4,548,018	\$ 4,490,096
OPEB* Subaccount		2%	\$ 1,911,760	\$ 2,100,574	\$ 2,282,255	\$ 2,274,009	\$ 2,245,048
Supplemental Reserve Account							
variance between 33% & 45% =	12%		\$ 11,470,558	\$ 12,603,442	\$ 13,693,532	\$ 13,644,055	\$ 13,470,287
Capital Funding Account	>45%		\$ 31,572,765	\$ 35,350,793	\$ 31,262,954	\$ 33,884,115	\$ 34,535,744
Invest Franklin Cash Balance 2017			\$ 2,968,915	\$ 2,968,915	\$ 2,968,915	\$ 2,968,915	\$ 2,968,915
Invest Franklin Cash Balance 2018			\$ 1,595,720	\$ 1,595,720	\$ 1,595,720	\$ 1,595,720	\$ 1,595,720
Invest Franklin Cash Balance 2019			\$ 1,594,442	\$ 1,594,442	\$ 1,594,442	\$ 1,594,442	\$ 1,594,442
Total Invest Franklin Cash Balance			\$ 6,159,077	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077
General Capital Funding Account			\$ 25,413,688	\$ 29,191,716	\$ 25,103,877	\$ 27,725,039	\$ 28,376,667
General Fund Budget Amount =			\$ 95,587,985	\$ 105,028,680	\$ 114,112,767	\$ 113,700,455	\$ 112,252,391
Net Fund Balance Amount to start year=			\$ 74,587,358	\$ 82,613,699	\$ 82,613,699	\$ 85,049,320	\$ 85,049,320
Actual Calculation for Net Fund Balance Amount:			FY 2022	FY 2023	FY 2024*		
Gross:			\$ 75,885,131	\$ 84,641,226	\$ 86,659,905		
Less: Non-spendable (inventory and prepaids) ¹			\$ (1,297,773)	\$ (2,027,527)	\$ (1,610,585)		
			\$ 74,587,358	\$ 82,613,699	\$ 85,049,320		

*estimated

¹ Comes from ACFR - Governmental Funds Balance Sheet - Non-Spendable F.B.

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Sources:

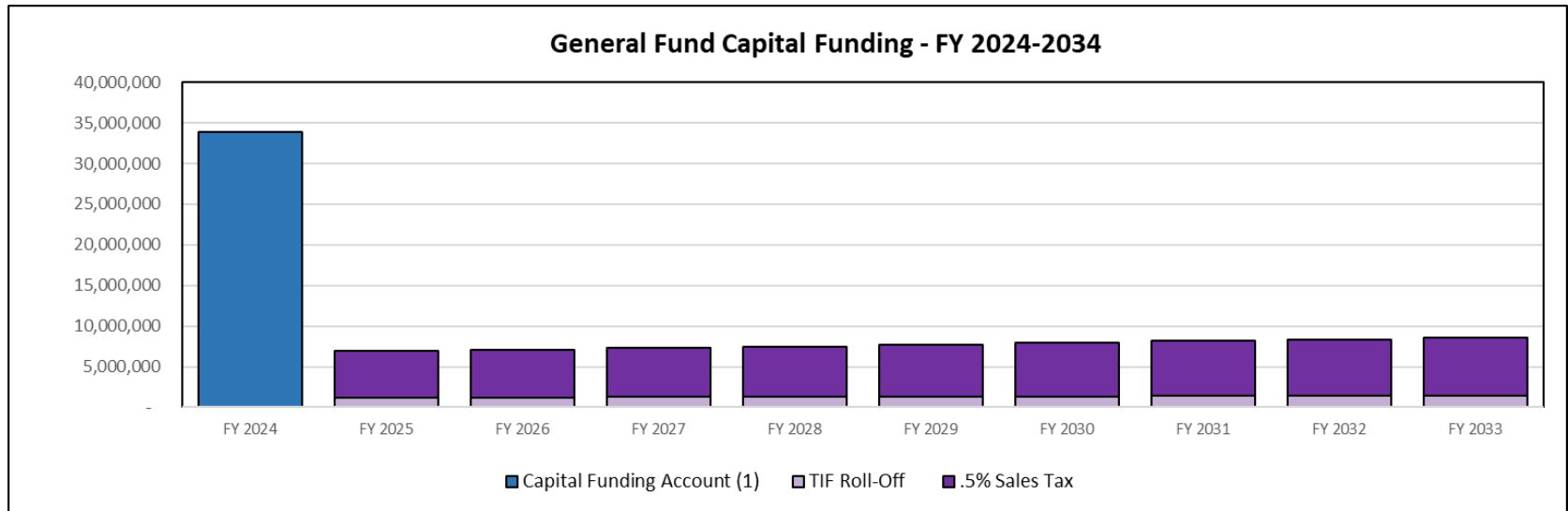
General Fund (pg. 15)

- **½ of the Local Option Sales Tax (.5%)** beginning in FY 2018 which had gone to Williamson County. This amount of money is the City's share of local option sales tax which by mutual agreement and vote went to Williamson County from April 2018-April 2021. The operating and capital financing strategy of the City of Franklin has been to split this additional .5% evenly between operations and capital needs.
- **½ of the Property Tax which had been used to service the debt issued for the Tax Increment Financing District.** The operating and capital financing strategy of the City of Franklin has been to split this additional .5% evenly between operations and capital needs.

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Sources: General Fund (pg. 15)



	Totals
Capital Funding Account ⁽¹⁾	33,884,116
TIF Roll-Off	13,402,459
.5% Sales Tax	65,057,331
Totals	\$ 112,343,905

Overall, we forecast 3% growth per year in “new” funding sources of the local Option Sales Tax and Property Tax now available since the TIF district is paid off. This is prudently conservative given historical trends. No increase in the property tax rate is assumed.



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 9

Assumptions:

Funds with no assumed revenue in the 10-year forecast:

- **Sanitation Fund:** Fees only cover operational/equipment needs.
- **Stormwater Fund:** The Board of Mayor and Alderman affirmed several years ago that the revenues generated by Stormwater Fees are for operations of the fund, not for capital projects. As a result, current fees do not generate sufficient fund balance on a recurring balance to fund capital projects.

Assumptions:

Development & Tourism Funds:

- **Overall Disclaimer #1:** Revenue forecasts for these funds are ***HIGHLY dependent*** on development and when permits are pulled. We are ***very conservative*** on projecting out the available revenue from these sources.
- **Overall Disclaimer #2:** These funds are NOT used for operations (read: personnel costs), and primarily only for capital projects. As a result, should development slow down or be interrupted, only capital funding is impacted and not operations.
- **Overall Disclaimer #3:** Amounts included within the Capital Financing Model deduct 10% of year-end audited fund balance totals. This is a requirement of the State of Tennessee to have minimum fund balance levels in all funds.

Assumptions:

Development & Tourism Funds:

- **City Facilities Fund: (pg. 17)** Generated since 1988, proceeds from the tax levied on new construction can ONLY be used for Police, Fire, Sanitation and Parks related equipment and capital projects. Avg. \$2.5M per year for the 10-year forecast. The 25-year annual average collection in City Facilities Taxes has been +\$3.3 million.
- **County Facilities Fund: (pg. 18)** Generated since 2010, this represents our 30% share of the County's Adequate School Facilities Tax. We have generally used this only on projects which have a relationship to a Williamson County School or Facility. Avg. \$763K per year for the 10-year forecast.

Assumptions:

Development & Tourism Funds:

- **Hotel/Motel Tax Fund: (pg. 20)** Collections here represent 4% occupancy tax levied on all hotel/motel and VRBO stays within Franklin. Historically, projects paid out of Hotel/Motel are related directly to tourism (historic preservation & Parks). There is no legal restriction, however, as to how these funds can be spent. Forecast amounts differ greatly and are NET of all other obligations – debt service & funding support for the CVB.
- **Parkland Dedication Fund: (pg. 21)** Collected by quadrant, the amount shown in FY 2025 and beyond is only the guaranteed 25% of total fees which new agreements must pay the City for use as we determine City-wide. Otherwise, monies are received by quadrant and must be spent in those quadrants.



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 13

Assumptions:

Funds with sizeable additional revenue in the 10-year forecast:

- **Road Impact Fund: (pg. 16)** As approved by the Board through Ordinance 2023-41, this model forecasts a sizeable increase in Road Impact Fee Collections over the next ten years. As is the case with many of our future projections of revenues, this assumes the same assumptions as proposed in the fall – taking into account the six-year phase-in and the grandfathering of existing projects - but only takes 60% of that forecast rather than the full amount of \$170 million. On top of that, we also account for all existing debt service to be paid out from the fund until 2031 and a minimal allotment for offset payouts to developers. The result is still nearly \$100 million available for capital projects from FY 2025-2034.



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 14

Assumptions:

Other:

- All other funding sources (**Water Management Fund, Federal/State Grants, Private Contributions, Utility Contributions**) are either the component of the project attributable to a particular element (utility relocation, private donation) or exactly the amount of grant we have received from another agency. No inflationary increase is assumed on these funding sources.

City of Franklin, Tennessee

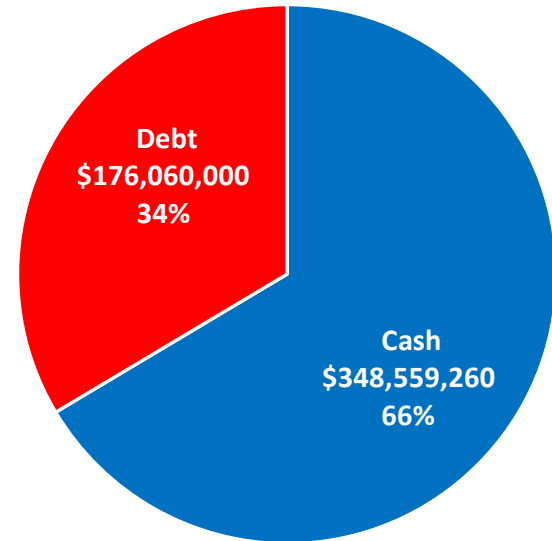
FY 2025-2034 Capital Investment Plan

Revenues: \$524,619,260 future new resources (all sources)

FY 2025-2034 Projected

Resources

Internal		Cash & Debt
110 General		
Pay-as-you-go Cash ¹	\$	48,393,759
Additional Debt ²	\$	176,060,000
124 Sanitation Fund	\$	-
128 Road Impact Fund	\$	99,331,622
130 City Facilities Tax	\$	37,066,406
132 County Facilities Tax	\$	13,804,647
135 Stormwater	\$	1,379,923
150 Hotel Motel	\$	53,061,215
155 Parkland Dedication	\$	20,810,026
421 Water	\$	2,915,794
431 Sewer	\$	3,751,813
External		
Federal	\$	39,225,000
State	\$	9,800,000
Local	\$	16,782,458
Utilities	\$	664,522
Private	\$	1,572,076
Total	\$	524,619,260



Notes:

¹ Pay as you go cash includes the balance of the Capital Funding Account (over 45% of fund balance in the General Fund).

² Debt Service resource is an estimated amount of \$176,060,000 based upon the amount of capacity gained from the amount of existing debt service to be retired.

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Revenues: Major changes since June 2024 (pg. 10)

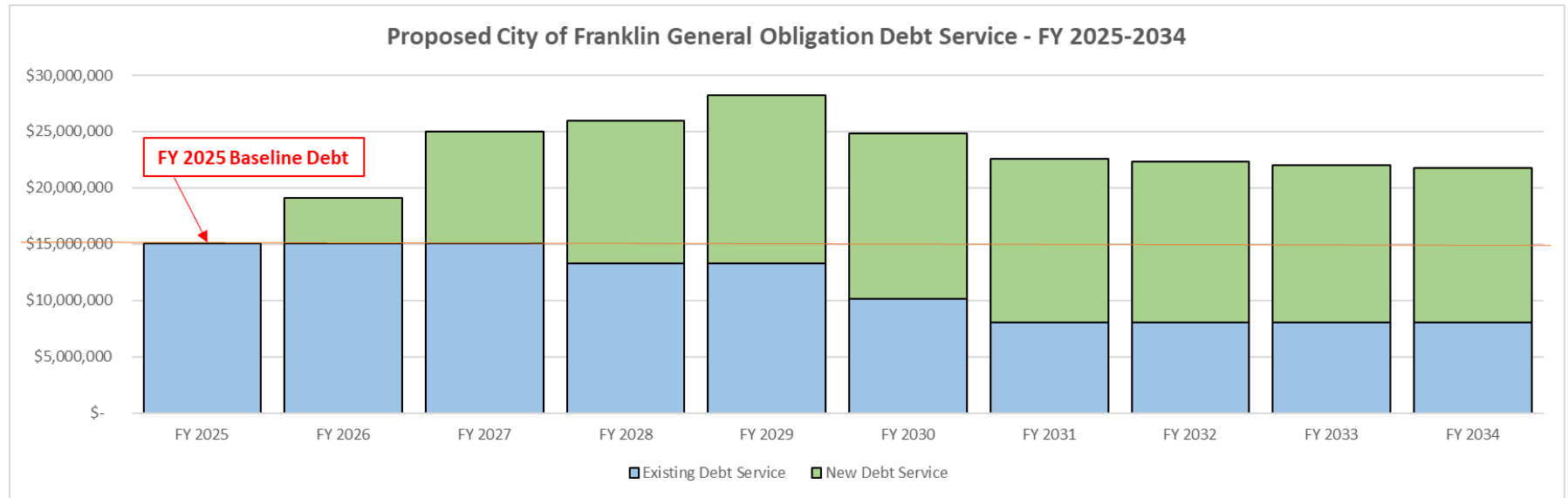
Revenues - FY 2025-2034 CIP

<u>A</u> Projected Financing as of June 25, 2024	\$	423,483,891
Add - Road Impact Fee Estimates	\$	77,143,346
Add - General Fund Cash	\$	20,020,217
Add - City Facilities Tax	\$	1,153,895
Add - County Facilities Tax	\$	742,271
Add - Hotel/Motel Tax	\$	16,313,455
Add - Parkland Dedication	\$	7,519,523
Reduce - Stormwater	\$	(372,619)
Reduce - Water	\$	(1,656,673)
Reduce - Sewer	\$	(788,045)
Reduce - Debt	\$	(18,940,000)
<u>B</u> Projected Financing as of January 14, 2025	\$	524,619,260

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Revenues: Debt Capacity Review (pg. 8)



- Addition of \$176,060,000 of new G.O. debt
- Annual Debt Service currently \$15.8 million (FY 2025)
- Forecast to peak at \$28.2 million (FY 2029)
- Existing Debt Service begins decline in FY 2030



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 18

Expenses (Project Updates)

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Expenses: \$447,123,616 in total projects

The Projects: 36 approved projects (via Resolution 2024-46) – totaling \$447,123,616 over the next ten years.

They comprise 5 categories:

- Completed Projects – 14 projects - \$56,858,967**
- Under Construction – 5 projects - \$34,730,282**
- ROW/Bidding – 4 projects - \$140,025,121**
- Design – Committed – 4 Projects - \$161,739,737**
- Design – Uncommitted – 9 Projects - \$53,769,509**



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 20

Capital Projects Completed (pg. 27-40)

Completed

<u>Project</u>		<u>Total Cost</u>
Franklin Road	\$	14,499,509
Major Road Resurfacing	\$	8,425,000
Fire Station 7	\$	8,160,909
FSSD (Freedom Middle/Poplar Grove)	\$	6,605,349
SR96W Trail	\$	5,890,103
Greenway & Bridge	\$	4,481,388
Sanitation Facility	\$	3,422,366
Hayes Home Restoration (Harlinsdale)	\$	1,672,350
100 Block Battle Avenue Drainage	\$	1,516,643
McEwen Drive Interchange Modifications	\$	807,792
Thompson Alley Neighborhood Park	\$	504,995
Maplewood Stormwater Project	\$	469,114
5th Avenue Parking Lot	\$	211,946
Eastern Flank Circle (Loop Road) Repair	\$	191,503
Total Spent - Completed Projects	\$	56,858,967



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 21

Capital Projects – Under Construction (pg. 41-46)

Under Construction

<u>Project</u>		<u>Total Cost</u>
Bicentennial Park	\$	11,715,112
USACE - Home Raising Project	\$	11,610,367
Main Barn Restoration (Harlinsdale)	\$	4,000,004
Bundled Bridges Construction & Rehabilitation Contract	\$	3,863,035
Jordan Road	\$	3,541,764
Total Budgeted - Under Construction Projects	\$	34,730,282



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Slide 22

Capital Projects – Right-Of-Way Acquisition/Bidding

Right-of-Way/Acquisition/Bidding

<u>Project</u>		<u>Total Cost</u>
Southeast Municipal Complex - Ph.1	\$	64,884,584
East McEwen Drive - Phase 4	\$	55,356,108
Lockwood Glen Park	\$	15,628,284
Lewisburg Sidewalk - to Collins Farm	\$	4,156,145
Total Budgeted - Right-of-Way/Acquisition/Bidding Projects	\$	140,025,121



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

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Capital Projects - Design (Committed) (pg. 50-53)

Design - Committed

<u>Project</u>		<u>Total Cost</u>
New City Hall	\$	102,066,695
Long Lane & Old Peytonsville	\$	28,200,000
McEwen Phase 5	\$	19,800,687
Liberty Park Improvements	\$	11,672,355
Total Budgeted - Committed	\$	161,739,737

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Capital Projects – Design (Uncommitted) (pg. 54-62)

Design - Uncommitted

<u>Project</u>		<u>Total Cost</u>
Mallory/N Royal Oaks/Liberty	\$	21,723,895
Church Street	\$	16,532,450
Peytonsville Rd & Pratt Ln Int. Improvements	\$	8,000,000
Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	\$	750,000
Greenway (Aspen Grove to Mack Hatcher)	\$	800,000
Greenway (Pinkerton Park to Franklin Road Bridge)	\$	350,000
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$	900,000
Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	\$	1,700,000
Main St Sidewalk Repair Project	\$	3,013,164
Total Budgeted - Uncommitted	\$	53,769,509

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Summary

FY 2025-2034 Capital Investment Plan	
Completed	\$ 56,858,967
Under Construction	\$ 34,730,282
Right-Of-Way Phase	\$ 140,025,121
Design (Committed)	\$ 161,739,737
Design (Uncommitted)	\$ 53,769,509
Total Obligated Resources	\$ 447,123,616
- Less Completed	\$ (56,858,967)
Total Remaining Projects	\$ 390,264,649

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Expenses: Major changes since June 2024 (pg. 10)

Expenses - FY 2025-2034 CIP

<u>C</u> Estimated CIP Project costs as of June 25, 2024	\$	367,606,536
Add: City Hall	\$	2,376,098
Add: SE Park	\$	16,686,202
Add: McEwen IV	\$	8,355,402
Add: Robinson Lake	\$	1,340,411
Reduce: Peytonsville Road & Pratt Lane	\$	(6,100,000)
<u>D</u> Estimated CIP Project costs as of January 14, 2025	\$	390,264,649



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Summary

City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

Summary: Major changes since June 2024 (pg. 10)

Summary Reconciliation since June 25, 2024

<u>F (A-C)</u> Resources as of June 25, 2024	\$	55,877,355
+ Add to Revenues	\$	122,892,707
- Reduction in Revenues	\$	(21,757,337)
= Net Resources Available as of January 14, 2025	\$	157,012,724
- Add to Expenses	\$	(28,758,113)
+ Reduction in Expenses	\$	6,100,000
= Total Available as of January 14, 2025	\$	134,354,611



City of Franklin, Tennessee

FY 2025-2034 Capital Investment Plan

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Summary

- Available revenues (between cash collected & issuing more debt) can cover the 36 approved projects and improve a total financing ratio of 66% cash/34% debt.**
- There is \$134 Million+ in additional capacity for additional capital projects given the modification of projects (taken by BOMA in June 2024) and increase in the Road Impact Fees (taken by BOMA in fall 2024).**



City of Franklin, Tennessee
FY 2025-2034 Capital Investment Plan

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Questions



City of Franklin

**FY 2025-2034 Capital Improvement Program Financing Model
w/ Detailed Project Sheets**

January 14, 2025



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Capital Financing Model - January 2025

Executive Summary

This financing model has been updated to determine answers to the following questions:

- What is the amount of available resources from all funds which can be spent on Capital Projects over the next ten years?
- How much will the remaining approved projects in the FY 2025-2034 Capital Improvement Program cost? And,
- What will be the impact on the City's debt capacity and overall debt service?

This model has three main sections:

- 1) This Executive Summary with summaries of current and future resources, annual and cumulative cost estimates for all Phase I CIP projects and a revised Debt Capacity Analysis given the revised cost of projects.
- 2) 10-year Financing Analysis with detailed forecasts for most major internal funds of the City of Franklin.
- 3) Project Detail Sheets, which itemize the annual and cumulative funding needs by source by project.

In building this model, staff has tried to be conservative with our revenue projections and prudent when determining available resources. "Available fund balances" are current unaudited balances in most funds as of June 30th, less amounts reserved either through state law or BOMA policy.

This model has been updated since last presented in June 2024 to include revised revenue and expense estimated of approved projects, especially to capture increased projections of Road Impact fees and a revised debt issuance structure which maximizes available cash funding. As a result, the Cash/Debt Ratio of funding for approved CIP projects now stands at 65% Cash/35% Debt.



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Financial Model Summaries



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Existing Resources (Cash)

The following shows the various funding sources currently available for use on Capital projects. While the City aggressively looks for outside funding to assist in stretching taxpayer dollars, the vast majority of resources available to the City are internal in nature.

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Internal										
110 General										
Capital Funding Account (<45%)	\$ 8,347,536	\$ 8,101,435	\$13,836,612	\$ 8,034,291	\$11,712,027	\$ 9,649,454	\$ 29,364,325	\$31,572,765	\$32,004,006	\$27,725,039
1.5 Cent Capital Set-Aside	\$ 508,038	\$ 1,034,046	\$ -	\$ -						
Invest Franklin	\$ -	\$ -	\$ 2,968,915	\$ 4,564,635	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077
124 Sanitation Fund	\$ -	\$ -	\$ -	\$ 334,543			\$ -	\$ -	\$ -	\$ -
128 Road Impact Fund	\$ 397,796	\$ 5,014,098	\$ 4,160,044	\$ 9,998,301	\$15,913,647	\$22,442,977	\$ 23,167,147	\$28,982,089	\$22,188,276	\$26,037,652
130 City Facilities Tax	\$ 6,717,764	\$ 6,976,276	\$ 9,260,411	\$ 15,091,276	\$14,031,618	\$10,034,987	\$ 9,920,658	\$11,854,414	\$13,162,511	\$12,587,751
132 County Facilities Tax	\$ -	\$ -	\$ 3,488,072	\$ 4,404,141	\$ 5,095,626	\$ 4,438,423	\$ 4,048,948	\$ 3,939,418	\$ 5,088,689	\$ 6,173,086
135 Stormwater	\$ 5,511,065	\$ 4,783,235	\$ 4,687,695	\$ 4,171,436	\$ 3,800,010	\$ 2,383,343	\$ 1,860,803	\$ 1,831,218	\$ 1,752,558	\$ 1,379,923
150 Hotel Motel	\$ 2,749,596	\$ 2,634,109	\$ 3,827,284	\$ 5,722,086	\$ 5,722,086	\$ 7,031,803	\$ 5,334,634	\$ 7,205,982	\$ 8,622,985	\$ 4,552,100
155 Parkland	\$ 2,494,076	\$ 4,425,966	\$ 4,584,138	\$ 6,141,130	\$ 6,141,130	\$ 6,281,730	\$ 6,795,595	\$ 8,451,071	\$ 6,281,730	\$ 6,168,001
Sub-Total Internal Resources	\$26,725,871	\$32,969,165	\$46,813,171	\$ 58,461,838	\$68,575,221	\$68,421,795	\$ 86,651,186	\$99,996,034	\$95,259,831	\$90,782,629
Total All Available Resources	\$26,725,871	\$32,969,165	\$46,813,171	\$ 58,461,838	\$68,575,221	\$68,421,795	\$ 86,651,186	\$99,996,034	\$95,259,831	\$90,782,629



City of Franklin

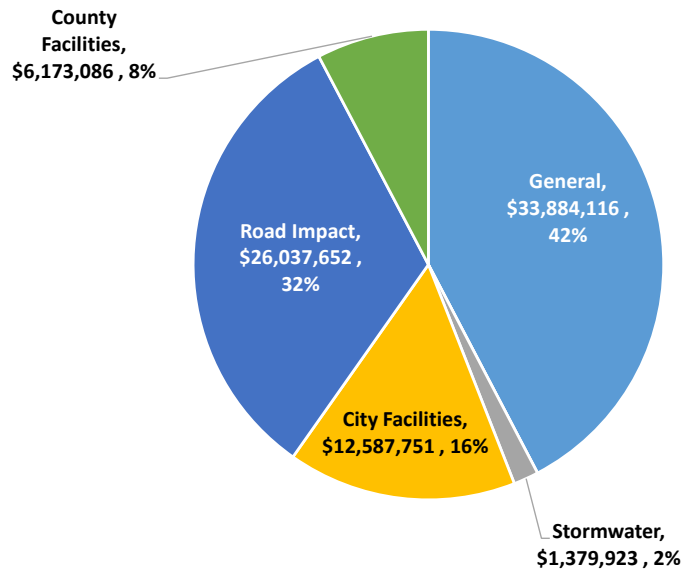
FY 2025-2034 Capital Improvement Program Financing Model

Projected Resources (Cash)

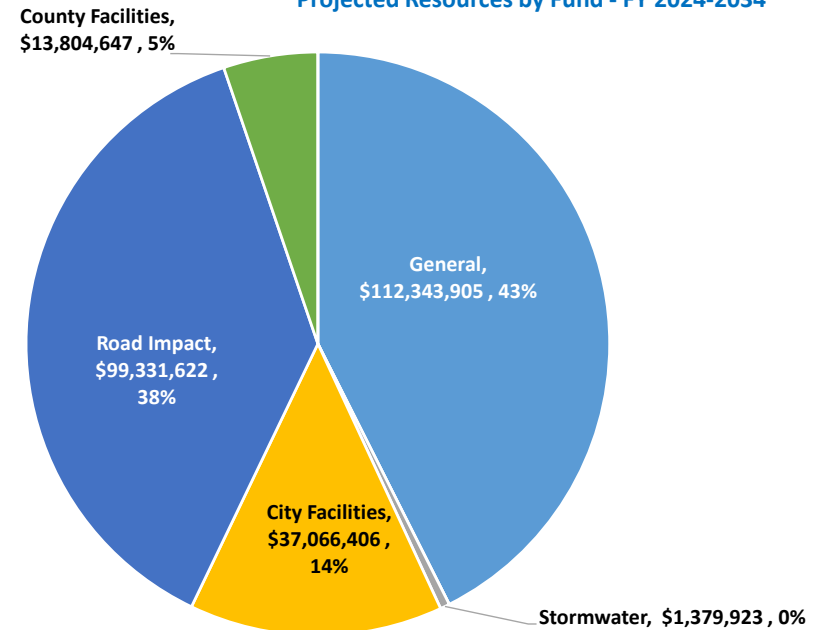
This summarizes the projected cash resources available to the City for the FY 2025-2034 Capital Improvement Program. Existing Fund Balance is shown at the far left, while annual anticipated revenue contributions are provided for the ten-year timeframe of the program.

	Fund Balance Available	Ongoing Resources										Total Available
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General												
Capital Funding Account	\$ 33,884,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,884,116
Invest Franklin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Roll-Off (eff. 2024)	\$ -	\$ 1,224,000	\$ 1,248,480	\$ 1,273,450	\$ 1,298,919	\$ 1,324,897	\$ 1,351,395	\$ 1,378,423	\$ 1,405,991	\$ 1,434,111	\$ 1,462,793	\$ 13,402,459
.5% Sales Tax (eff. 2022)	\$ -	\$ 5,674,984	\$ 5,845,233	\$ 6,020,590	\$ 6,201,208	\$ 6,387,244	\$ 6,578,862	\$ 6,776,228	\$ 6,979,514	\$ 7,188,900	\$ 7,404,567	\$ 65,057,331
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 26,037,652	\$ 1,331,186	\$ 895,156	\$ 1,251,999	\$ 3,431,726	\$ 5,297,365	\$ 7,909,877	\$ 10,417,285	\$ 13,188,274	\$ 14,244,595	\$ 15,326,507	\$ 99,331,622
City Facilities Tax	\$ 12,587,751	\$ 1,933,704	\$ 2,044,603	\$ 2,146,834	\$ 2,254,175	\$ 2,366,884	\$ 2,485,228	\$ 2,609,490	\$ 2,739,964	\$ 2,876,962	\$ 3,020,811	\$ 37,066,406
County Facilities Tax	\$ 6,173,086	\$ 573,728	\$ 640,076	\$ 672,079	\$ 705,683	\$ 740,967	\$ 778,016	\$ 816,917	\$ 857,762	\$ 900,651	\$ 945,683	\$ 13,804,647
Stormwater	\$ 1,379,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,379,923
Hotel Motel	\$ 4,552,100	\$ 428,997	\$ 4,105,273	\$ 4,319,568	\$ 4,622,848	\$ 4,861,497	\$ 5,122,614	\$ 5,663,703	\$ 5,936,648	\$ 6,575,918	\$ 6,872,050	\$ 53,061,215
Parkland Dedication	\$ 6,168,001	\$ 1,208,674	\$ 1,340,463	\$ 1,268,823	\$ 1,331,514	\$ 1,397,339	\$ 1,466,456	\$ 1,539,029	\$ 1,615,231	\$ 1,695,242	\$ 1,779,254	\$ 20,810,026
Total	\$ 90,782,628	\$ 12,375,272	\$ 16,119,284	\$ 16,953,342	\$ 19,846,073	\$ 22,376,194	\$ 25,692,448	\$ 29,201,074	\$ 32,723,385	\$ 34,916,378	\$ 36,811,665	\$ 337,797,743

Existing Resources by Fund - FY 2024



Projected Resources by Fund - FY 2024-2034





City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Debt Capacity Analysis

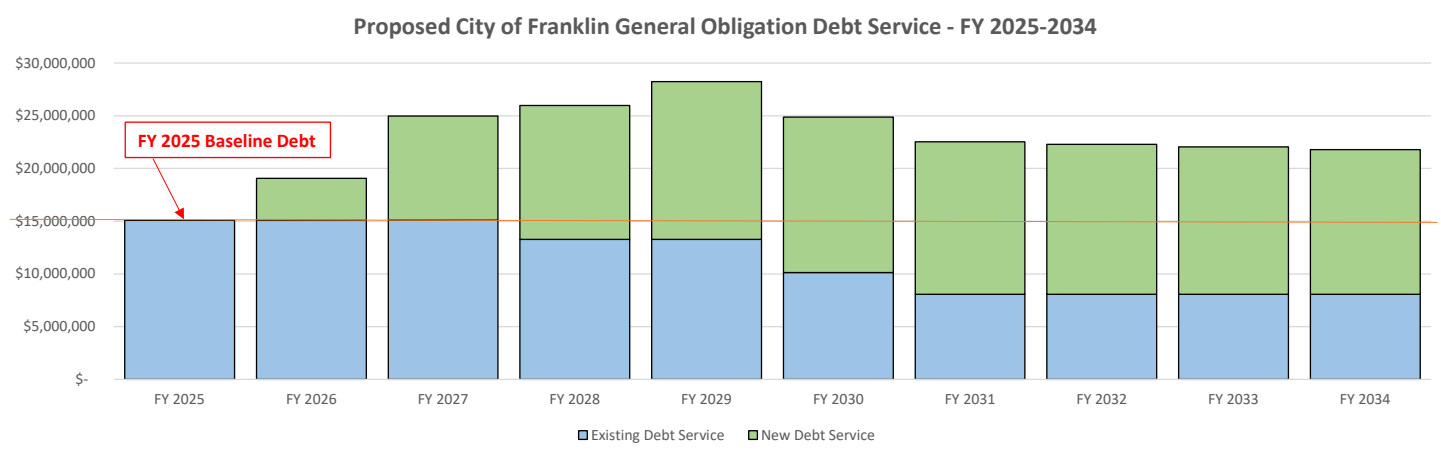
This summarizes the impact upon the City's G.O. Bonds should the City take projected cash resources to extend the available resources to fund capital projects through the issuance of additional bonds.

Proposed Debt Issuances			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Balance (FY 2035-FY 2055)
FY	Interest Rate	Issuance Amt.											
2025	5.00%	\$ 44,060,000	\$ -	\$ 3,990,014	\$ 3,996,000	\$ 3,991,500	\$ 3,992,500	\$ 3,993,500	\$ 3,994,250	\$ 3,994,500	\$ 3,994,000	\$ 3,992,500	\$ 31,405,750
2026	4.50%	\$ 75,000,000	\$ -	\$ -	\$ 5,875,000	\$ 5,755,000	\$ 5,635,000	\$ 5,515,000	\$ 5,395,000	\$ 5,275,000	\$ 5,155,000	\$ 5,035,000	\$ 80,410,000
2027	4.50%	\$ 31,000,000	\$ -	\$ -	\$ -	\$ 2,945,000	\$ 2,875,250	\$ 2,805,500	\$ 2,735,750	\$ 2,666,000	\$ 2,596,250	\$ 2,526,500	\$ 26,497,250
2028	4.00%	\$ 26,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,470,000	\$ 2,411,500	\$ 2,353,000	\$ 2,294,500	\$ 2,236,000	\$ 2,177,500	\$ 24,342,500
A New Debt Service			\$ -	\$ 3,990,014	\$ 9,871,000	\$ 12,691,500	\$ 14,972,750	\$ 14,725,502	\$ 14,478,002	\$ 14,230,003	\$ 13,981,254	\$ 13,731,505	\$ 162,655,500
B Existing Debt Service			\$ 15,085,602	\$ 15,083,002	\$ 15,098,486	\$ 13,285,990	\$ 13,274,040	\$ 10,142,850	\$ 8,062,200	\$ 8,062,201	\$ 8,062,202	\$ 8,062,203	\$ 33,427,035
C (A + B) Cumulative G.O. Debt Service			\$ 15,085,602	\$ 19,073,016	\$ 24,969,486	\$ 25,977,490	\$ 28,246,790	\$ 24,868,352	\$ 22,540,202	\$ 22,292,204	\$ 22,043,456	\$ 21,793,708	\$ 196,082,535

Summary:

A key financing component to the FY 2025-2034 Capital Improvement Plan is the issuance of debt. Staff is recommending the additional issuance of \$176,060,000 worth of General Obligation (G.O.) bonds in four separate issuances for a duration of 20 years (except for \$85,000,000 being issued for 30 years for a New City Hall in FY 2027 & 2028).

The impacts on the overall debt service are shown above and to the right.



Debt Funding Analysis

How the debt is issued is dependent upon many factors; but none more important than the ability to pay. The chart below shows the annual increase in debt service necessary to service the roughly \$176,060,000 in new bonds (Row A). Row B shows the available resources to be generated in tax revenue coming first from the City's portion of the .5% Sales Tax initiative originally raised for funding Williamson County Schools but has now returned to the City and is split 1/2 to capital and 1/2 to operations. The second portion of Row B is from the retiring of the TIF district, which began to produce property tax revenues in FY 2023 for the General Fund. Row C is the difference on an annual basis which will be required to be funded from accumulated capital cash reserves. Finally, Row D shows the ongoing balance of the G/F Capital Funding Account through FY 2034 if \$176,060,000 in additional bonds are issued.

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
A Additional Net Debt Service from FY 2024 Levels	\$ (1,208,414)	\$ 2,779,000	\$ 8,675,470	\$ 9,683,474	\$ 11,952,774	\$ 8,574,336	\$ 6,246,186	\$ 5,998,188	\$ 5,749,440	\$ 5,499,692
B Capital Commitments from new Taxes (TIF Roll-off, .5% Sales Tax)	\$ 6,898,984	\$ 7,093,713	\$ 7,294,040	\$ 7,500,127	\$ 7,712,141	\$ 7,930,257	\$ 8,154,650	\$ 8,385,506	\$ 8,623,011	\$ 8,867,360
C (A-B) Amount needed from G/F Cash	\$ 8,107,398	\$ 4,314,714	\$ (1,381,430)	\$ (2,183,347)	\$ (4,240,633)	\$ (644,079)	\$ 1,908,464	\$ 2,387,318	\$ 2,873,571	\$ 3,367,668
D Balance of G/F Capital Cash	\$ 41,991,514	\$ 46,306,227	\$ 44,924,797	\$ 42,741,450	\$ 38,500,817	\$ 37,856,738	\$ 39,765,202	\$ 42,152,520	\$ 45,026,091	\$ 48,393,759



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

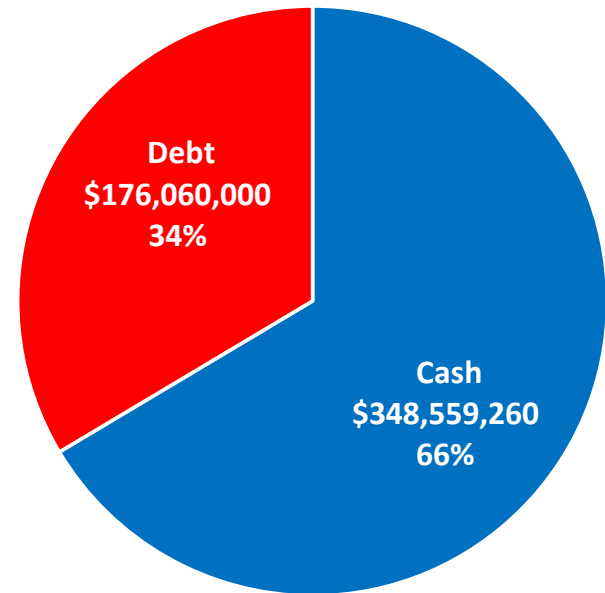
Resources Cash v. Debt

The following shows the anticipated balances in available funding at the end of the ten-year CIP horizon in both cash and debt financing.

FY 2025-2034 Projected

Resources

Internal		Cash & Debt
110 General		
Pay-as-you-go Cash ¹	\$	48,393,759
Additional Debt ²	\$	176,060,000
124 Sanitation Fund	\$	-
128 Road Impact Fund	\$	99,331,622
130 City Facilities Tax	\$	37,066,406
132 County Facilities Tax	\$	13,804,647
135 Stormwater	\$	1,379,923
150 Hotel Motel	\$	53,061,215
155 Parkland Dedication	\$	20,810,026
421 Water	\$	2,915,794
431 Sewer	\$	3,751,813
External		
Federal	\$	39,225,000
State	\$	9,800,000
Local	\$	16,782,458
Utilities	\$	664,522
Private	\$	1,572,076
Total	\$	524,619,260



Notes:

¹ Pay as you go cash includes the balance of the Capital Funding Account (over 45% of fund balance in the General Fund).

² Debt Service resource is an estimated amount of \$186,060,000 based upon the amount of capacity gained from the amount of existing debt service to be retired.



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Year-By-Need Overall Analysis

The following shows the annual financial need for capital projects by funding source. Detailed funding sheets by project are available later in this packet.

	Actual	Projected										Total
Year by Year Need	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Spent & Requested
Internal												
General												
General Cash	\$ 13,016,415	\$ 13,567,485	\$ 11,758,328	\$ 9,554,430	\$ 3,079,367	\$ 690,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,666,816
General Debt	\$ 14,326,818	\$ 35,000,000	\$ 75,000,000	\$ 31,000,000	\$ 26,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,326,818
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 9,138,128	\$ 3,725,571	\$ 7,000,000	\$ 12,613,258	\$ 5,417,249	\$ 1,500,000	\$ 1,012,635	\$ -	\$ -	\$ -	\$ -	\$ 40,406,841
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Facilities Tax	\$ 8,983,942	\$ 12,685,573	\$ 801,618	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 23,371,133
County Facilities Tax	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 9,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,025,000
Hotel Motel	\$ 2,917,870	\$ 3,182,134	\$ 3,075,000	\$ -	\$ 525,000	\$ 925,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625,004
Parkland Dedication	\$ 5,743,358	\$ 2,000,000	\$ 1,922,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,665,713
Water Funding	\$ 1,015,794	\$ -	\$ 300,000	\$ 850,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,915,794
Sewer Funding	\$ 551,813	\$ 333,333	\$ 633,333	\$ 1,033,334	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,751,813
External												
Federal Funding	\$ 6,621,872	\$ 8,856,216	\$ 8,856,216	\$ 12,096,216	\$ 1,356,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,786,739
State Funding	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000
County Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,050,259	\$ -	\$ -	\$ -	\$ -	\$ 11,050,259
FSSD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ 727,205	\$ -	\$ -	\$ 1,013,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,740,905
Private Fundraising	\$ 871,273	\$ 1,865,135	\$ 365,135	\$ 365,135	\$ 365,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,831,814
Total	\$ 64,287,283	\$ 82,942,653	\$ 113,711,986	\$ 68,012,373	\$ 49,231,670	\$ 7,565,791	\$ 4,512,894	\$ -	\$ -	\$ -	\$ -	\$ 390,264,649



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Change over time in CIP Financing

The following shows the difference between what we planned, what we have budgeted, what we have appropriated and what is left.

Revenues - FY 2025-2034 CIP

A Projected Financing as of June 25, 2024	\$	423,483,891
Add - Road Impact Fee Estimates	\$	77,143,346
Add - General Fund Cash	\$	20,020,217
Add - City Facilities Tax	\$	1,153,895
Add - County Facilities Tax	\$	742,271
Add - Hotel/Motel Tax	\$	16,313,455
Add - Parkland Dedication	\$	7,519,523
Reduce - Stormwater	\$	(372,619)
Reduce - Water	\$	(1,656,673)
Reduce - Sewer	\$	(788,045)
Reduce - Debt	\$	(18,940,000)
B Projected Financing as of January 14, 2025	\$	524,619,260

Expenses - FY 2025-2034 CIP

C Estimated CIP Project costs as of June 25, 2024	\$	367,606,536
Add: City Hall	\$	2,376,098
Add: SE Park	\$	16,686,202
Add: McEwen IV	\$	8,355,402
Add: Robinson Lake	\$	1,340,411
Reduce: Peytonsville Road & Pratt Lane	\$	(6,100,000)
D Estimated CIP Project costs as of January 14, 2025	\$	390,264,069

E Total Available as of January 14, 2025	\$	134,354,611
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Summary Reconciliation since June 25, 2024

F (A-C) Resources as of June 25, 2024	\$	55,877,355
+ Add to Revenues	\$	122,892,707
- Reduction in Revenues	\$	(21,757,337)
= Net Resources Available as of January 14, 2025	\$	157,012,724
- Add to Expenses	\$	(28,758,113)
+ Reduction in Expenses	\$	6,100,000
= Total Available as of January 14, 2025	\$	134,354,611



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

HISTORIC
FRANKLIN
TENNESSEE

10-Year Financing Analysis



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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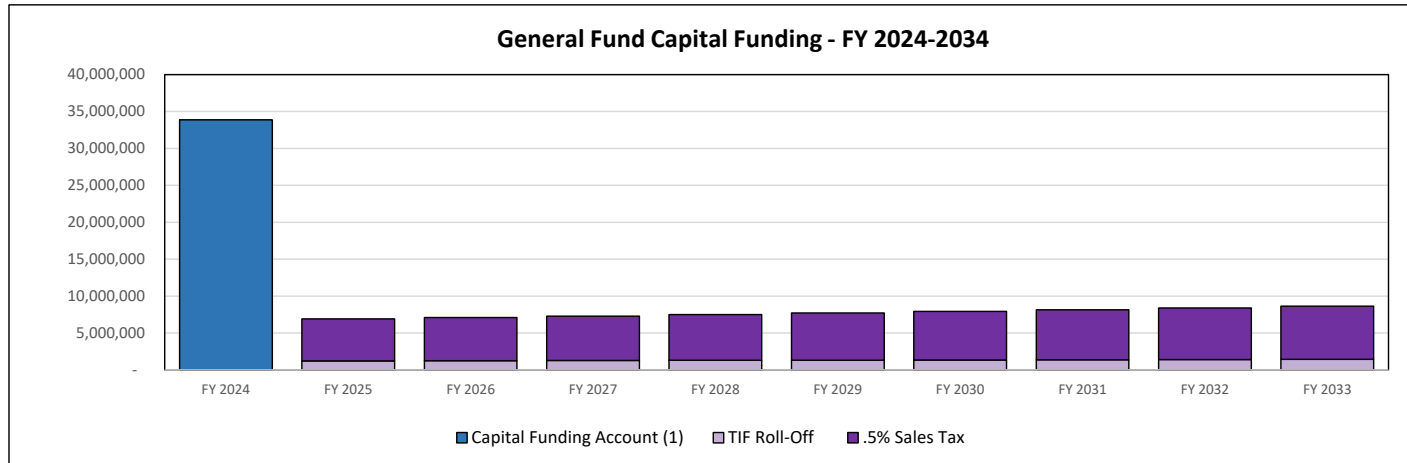


City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Fund:	General Fund	Percent of Total CIP Revenues	33.3%
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General Fund: The largest funding source for Capital Projects is the General Fund. The property tax and sales tax contribute to capital resources within the General Fund. Over the last ten-years, the City has dedicated increased recurring resources from the property tax to capital expenditure - in the form of the *Invest Franklin* initiative, 1/2 of the .5% Sales Tax increase (which went to Williamson County Schools until FY 2022) and 1/2 of the money which annually serviced debt on the now finished TIF district.



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Capital Funding Account ⁽¹⁾	33,884,116	-	-	-	-	-	-	-	-	-	-	33,884,116
TIF Roll-Off	-	1,224,000	1,248,480	1,273,450	1,298,919	1,324,897	1,351,395	1,378,423	1,405,991	1,434,111	1,462,793	13,402,459
.5% Sales Tax	-	5,674,984	5,845,233	6,020,590	6,201,208	6,387,244	6,578,862	6,776,228	6,979,514	7,188,900	7,404,567	65,057,331
Totals	\$ 33,884,116	\$ 6,898,984	\$ 7,093,713	\$ 7,294,040	\$ 7,500,127	\$ 7,712,141	\$ 7,930,257	\$ 8,154,650	\$ 8,385,506	\$ 8,623,011	\$ 8,867,360	\$ 112,343,905

Assumptions

(1) Balance of Capital Funding Account (that portion of G.F. Reserves over 45% of fund balance) varies annually.



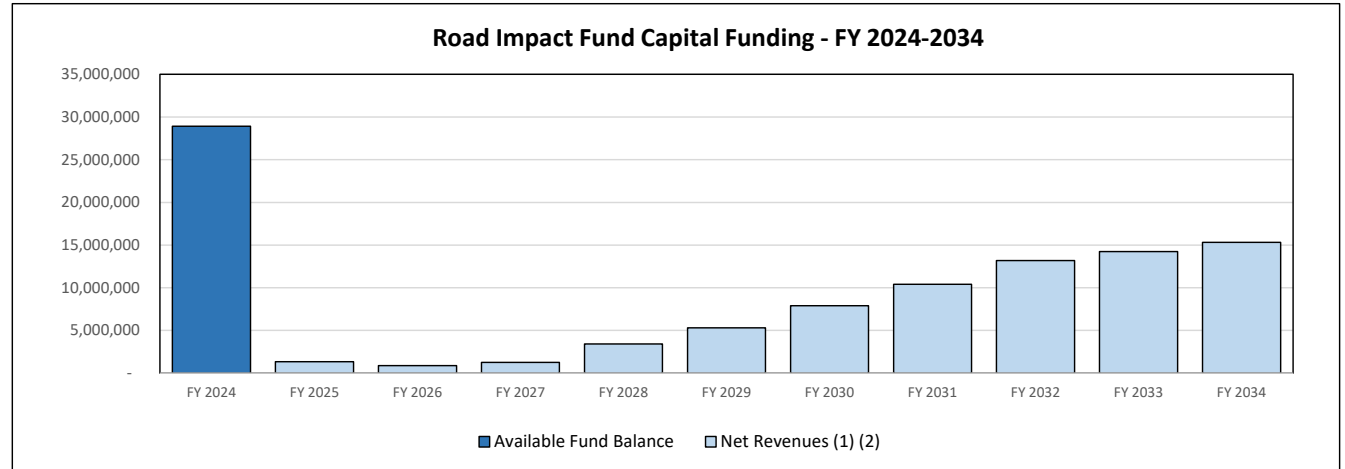
City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Fund:	Road Impact	Percent of All Revenues	29.4%
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Road Impact Fund: The Road Impact Fund is the special revenue fund created for the accounting of expenditures in accord with City Ordinance 88-13 on the proceeds of road impact fees from new development. These funds can be used to pay for new arterial roads, directly or through payment of debt service on bonds associated with the projects.

During the FY 2025-2034 CIP horizon, the debt service obligation assigned the Road Impact Fund is over \$22 million. (Bonds are set to be retired in 2032 in this fund). Assuming the current balance is maintained as a sinking fund and reasonable collections remain to come into the fund, this obligation will be able to be met. Effective July 1, 2025, a new Road Impact Fee structure will be in place. Annual increases based upon a conservative projection of those collections is forecast for the 10-year period.



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10-year
Available Fund Balance	28,930,724	-	-	-	-	-	-	-	-	-	-	28,930,724
Arterial (1)	12,212,447	6,720,788	6,282,103	6,147,506	7,393,293	9,256,770	10,848,745	12,480,033	14,138,274	15,194,595	16,276,507	104,738,615
Collector Area 1 (1)	5,534,647											
Collector Area 2 (1)	8,283,758											
Collector Area 3 (1)	855,503											
Collector Area 4 (1)	(8,909)	(5,389,602)	(5,386,947)	(4,895,507)	(3,961,567)	(3,959,405)	(2,938,868)	(2,062,748)	(950,000)	(950,000)	(950,000)	(31,444,644)
Misc./Interest Income/Transfers	2,053,278											
Less one month reserve (1)	(2,893,072)											
Net Revenues (1) (2)	-	1,331,186	895,156	1,251,999	3,431,726	5,297,365	7,909,877	10,417,285	13,188,274	14,244,595	15,326,507	
Totals	\$ 26,037,652	\$ 1,331,186	\$ 895,156	\$ 1,251,999	\$ 3,431,726	\$ 5,297,365	\$ 7,909,877	\$ 10,417,285	\$ 13,188,274	\$ 14,244,595	\$ 15,326,507	\$ 99,331,622

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.

(2) Net Revenues less Debt Service and possible offsets.

(3) Assumes average of \$4,500,000 collected annually from FY 2024-FY 2033.



City of Franklin

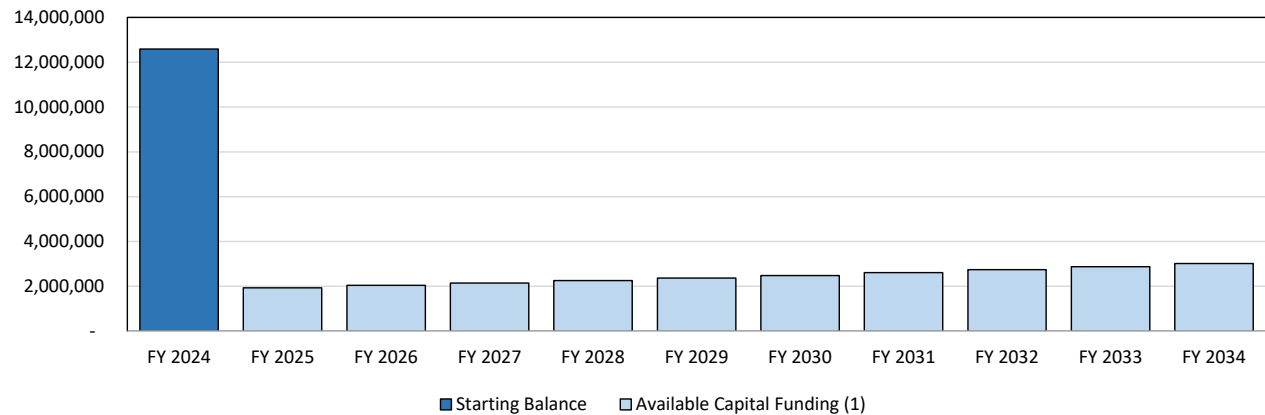
FY 2025-2034 Capital Improvement Program Financing Model

Fund:	City Facilities Tax Fund	Percent of All Revenues	11.0%
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Facilities Tax Fund: A special revenue fund used to account for the proceeds authorized by a private act of the Tennessee General Assembly of 1987 for the City to levy and collect a privilege tax on new development to provide that new development contribute its fair share of providing new public facilities made necessary by growth. Such taxes may be expended only upon police, fire, sanitation, and parks and recreation.

With Fire Station 7 complete, ample resources are available to spend from the Facilities Tax on eligible capital projects during the 10-year CIP horizon.

City Facilities Tax Fund Capital Funding - FY 2024-2034



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10-Year
Starting Balance	12,587,751	-	-	-	-	-	-	-	-	-	-	12,587,751
Available Capital Funding (1)		1,933,704	2,044,603	2,146,834	2,254,175	2,366,884	2,485,228	2,609,490	2,739,964	2,876,962	3,020,811	24,478,655
Totals	\$ 12,587,751	\$ 1,933,704	\$ 2,044,603	\$ 2,146,834	\$ 2,254,175	\$ 2,366,884	\$ 2,485,228	\$ 2,609,490	\$ 2,739,964	\$ 2,876,962	\$ 3,020,811	\$ 37,066,406

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



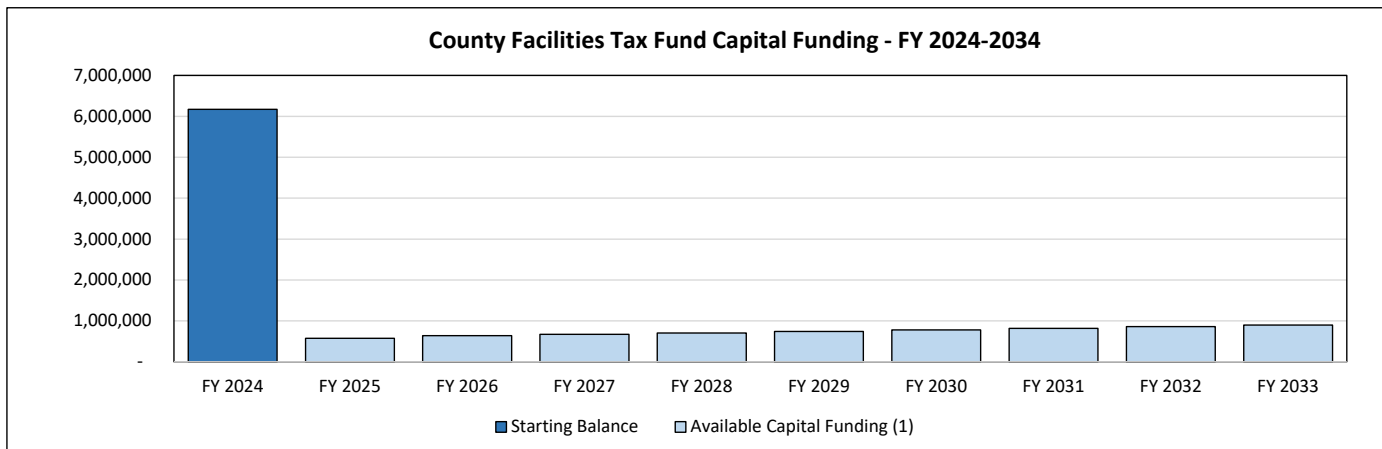
City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Fund:	County Facilities Tax Fund	Percent of All Revenues	4.1%
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Facilities Tax Fund: The County Facilities Tax Fund is a new special revenue fund used to account for the City's share of the County's Adequate School Facilities Tax. 30% of the proceeds are distributed to incorporated cities within the county, and another 30% is divided pro rata among the incorporated cities based on population in the last decennial census. The City began collecting a share of the County Facilities Tax in FY 2012.

Prior to FY 2017, monies collected had been deposited within the Capital Projects Fund. Funds are to be used for the purpose of providing public facilities.



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10-Year
Starting Balance	6,173,086	-	-	-	-	-	-	-	-	-	-	6,173,086
Available Capital Funding (1)	-	573,728	640,076	672,079	705,683	740,967	778,016	816,917	857,762	900,651	945,683	7,631,561
Totals	\$ 6,173,086	\$ 573,728	\$ 640,076	\$ 672,079	\$ 705,683	\$ 740,967	\$ 778,016	\$ 816,917	\$ 857,762	\$ 900,651	\$ 945,683	\$ 13,804,647

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



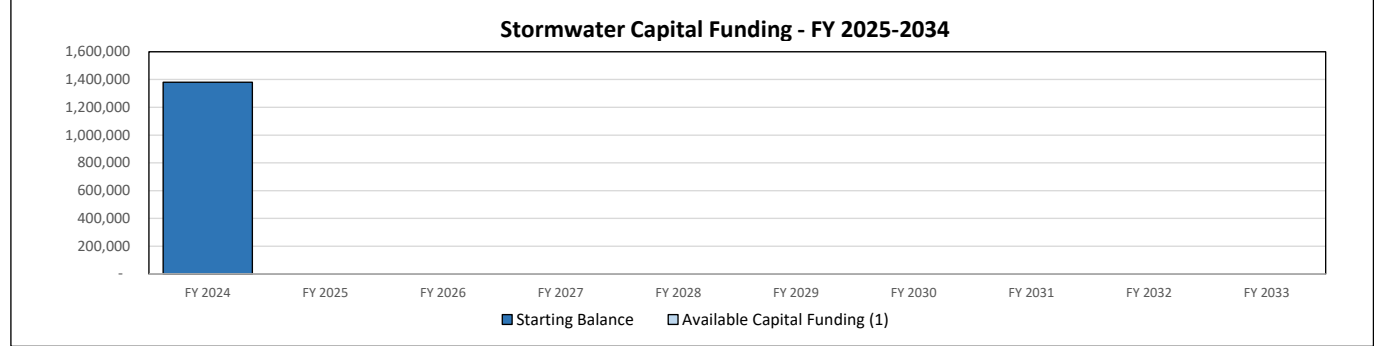
City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Fund:	Stormwater	Percent of Total CIP Revenues	0.4%
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Stormwater Fund: A special revenue fund used to account for the City's Stormwater drainage projects and operations that prevent water issues. Revenues are primarily from charges to residential and commercial customers based on roofs and paved areas.

This is another fund dependent upon development. Should development increase faster than projected, or fees are increased, more money maybe come available for capital needs/requests. As it is, little annual surplus is forecast after operational concerns are met.



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Starting Balance	1,379,923	-	-	-	-	-	-	-	-	-	-	1,379,923
Available Capital Funding (1)	-	-	-	-	-	-	-	-	-	-	-	-
Totals	\$ 1,379,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,379,923

Assumptions

(1) Available Capital Funding is annual anticipated collections less two-month reserve for State cash/fund balance requirements, allowance for operations AND \$500,000 set aside for emergencies.



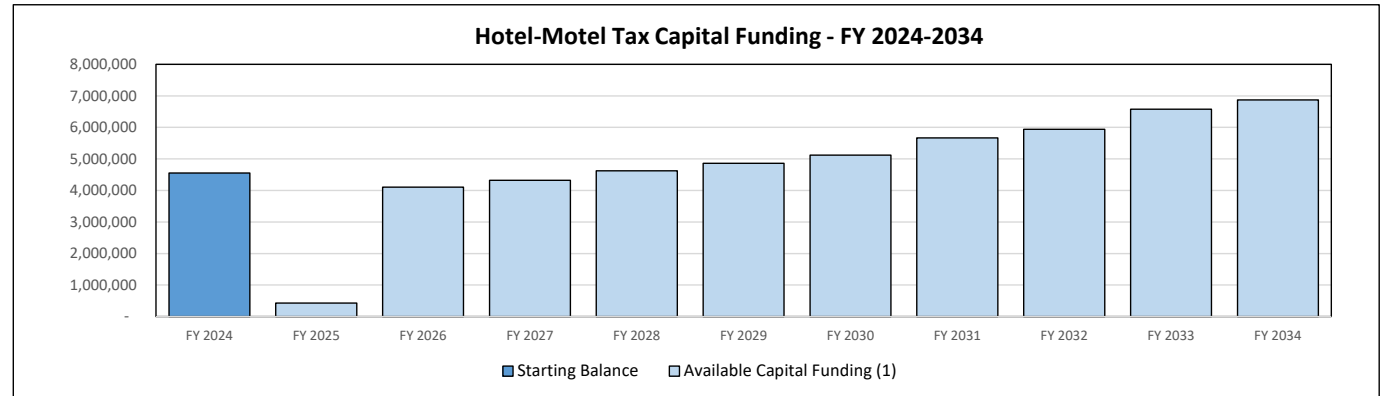
City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Fund:	Hotel Motel Tax	Percent of Total CIP Revenues	15.7%
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Hotel Motel Tax: The Hotel/Motel Tax has been used in the past for those types of infrastructure projects which promote recreation and tourism. Specifically, these monies have been used for servicing debt related to the acquisition of the Carter's Hill Battlefield, Eastern Flank Battlefield and the Park at Harlinsdale Farm.

Future growth assumes continued growth from hotel & short-term rental stays annually, less all known costs (existing debt service and the City's contribution to the Williamson County Convention & Visitors Bureau). Debt significantly drops in FY 2033.



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Starting Balance	4,552,100	-	-	-	-	-	-	-	-	-	-	4,552,100
Available Capital Funding (1)		428,997	4,105,273	4,319,568	4,622,848	4,861,497	5,122,614	5,663,703	5,936,648	6,575,918	6,872,050	48,509,114
Totals	\$ 4,552,100	\$ 428,997	\$ 4,105,273	\$ 4,319,568	\$ 4,622,848	\$ 4,861,497	\$ 5,122,614	\$ 5,663,703	\$ 5,936,648	\$ 6,575,918	\$ 6,872,050	\$ 53,061,215

Assumptions

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements and allowance for operations.



City of Franklin

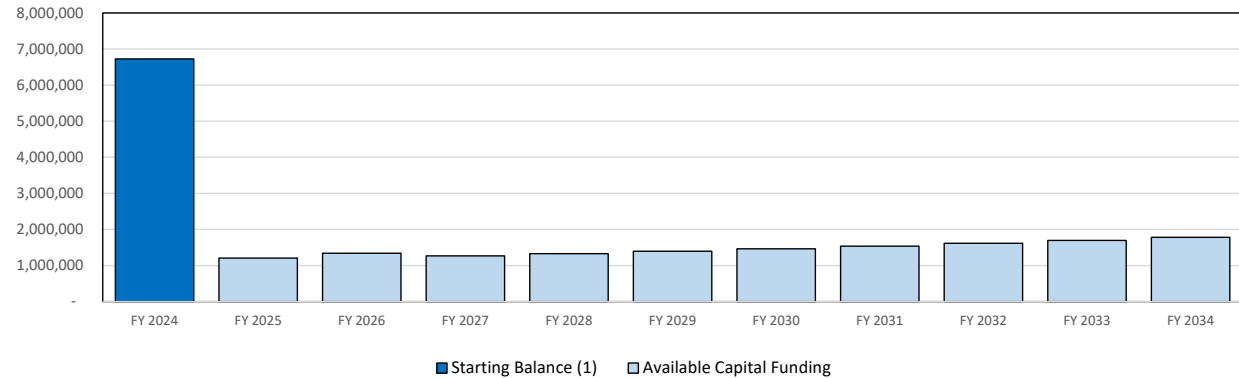
FY 2025-2034 Capital Improvement Program Financing Model

Fund:	Parkland Dedication	Percent of Total CIP Revenues	6.2%
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In Lieu of Parkland Fund: The In Lieu of Parkland Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance for developers seeking alternatives to the development of green space within developments. Funds can be used only for the acquisition or development of public parks, greenways/blue ways, open space sites, and related facilities.

The important issue of concern with these funds is the nexus issue: funds can only be spent in the quadrant of the community in which they are collected. Although funds are likely to be generated annually in excess of a million dollars, they cannot be spent City-wide. This limits how much can be spent on a particular project.

Parkland Dedication Funding - FY 2024-2034



	Actual	Projections										Totals
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Starting Balance (1)	6,728,728	-	-	-	-	-	-	-	-	-	-	6,728,728
Quadrant 1 (2)	5,298,553											5,298,553
Quadrant 2 (2)	1,885,232											1,885,232
Quadrant 3 (2)	473,540											473,540
Quadrant 4 (2)	541,970											541,970
Misc./Interest Income/Transfers	(1,470,567)											(1,470,567)
Less one month reserve (1)	(560,727)											(560,727)
Available Capital Funding	-	1,208,674	1,340,463	1,268,823	1,331,514	1,397,339	1,466,456	1,539,029	1,615,231	1,695,242	1,779,254	14,642,025
Totals	\$ 6,168,001	\$ 1,208,674	\$ 1,340,463	\$ 1,268,823	\$ 1,331,514	\$ 1,397,339	\$ 1,466,456	\$ 1,539,029	\$ 1,615,231	\$ 1,695,242	\$ 1,779,254	\$ 20,810,026

Assumptions

- (1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.
- (2) Available balances in quadrants at end of FY 2024 inclusive of monies collected less those transferred to Capital Project Fund for various projects.



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Detailed Project Sheets



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

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Projects by Category

Completed

<u>Project</u>		<u>Total Cost</u>
Franklin Road	\$	14,499,509
Major Road Resurfacing	\$	8,425,000
Fire Station 7	\$	8,160,909
FSSD (Freedom Middle/Poplar Grove)	\$	6,605,349
SR96W Trail	\$	5,890,103
Greenway & Bridge	\$	4,481,388
Sanitation Facility	\$	3,422,366
Hayes Home Restoration (Harlinsdale)	\$	1,672,350
100 Block Battle Avenue Drainage	\$	1,516,643
McEwen Drive Interchange Modifications	\$	807,792
Thompson Alley Neighborhood Park	\$	504,995
Maplewood Stormwater Project	\$	469,114
5th Avenue Parking Lot	\$	211,946
Eastern Flank Circle (Loop Road) Repair	\$	191,503

Total Spent - Completed Projects	\$	56,858,967
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Under Construction

<u>Project</u>		<u>Total Cost</u>
Bicentennial Park	\$	11,715,112
USACE - Home Raising Project	\$	11,610,367
Main Barn Restoration (Harlinsdale)	\$	4,000,004
Bundled Bridges Construction & Rehabilitation Contract	\$	3,863,035
Jordan Road	\$	3,541,764

Total Budgeted - Under Construction Projects	\$	34,730,282
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Right-of-Way/Acquisition/Bidding

<u>Project</u>		<u>Total Cost</u>
Southeast Municipal Complex - Ph.1	\$	64,884,584
East McEwen Drive - Phase 4	\$	55,356,108
Lockwood Glen Park	\$	15,628,284



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Revised Costs Late 2024

Projects by Category

Lewisburg Sidewalk - to Collins Farm	\$	4,156,145
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Total Budgeted - Right-of-Way/Acquisition/Bidding Projects	\$	140,025,121
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Design - Committed

<u>Project</u>		<u>Total Cost</u>
New City Hall	\$	102,066,695
Long Lane & Old Peytonsville	\$	28,200,000
McEwen Phase 5	\$	19,800,687
Liberty Park Improvements	\$	11,672,355

Total Budgeted - Committed	\$	161,739,737
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Design - Uncommitted

<u>Project</u>		<u>Total Cost</u>
Mallory/N Royal Oaks/Liberty	\$	21,723,895
Church Street	\$	16,532,450
Peytonsville Rd & Pratt Ln Int. Improvements	\$	8,000,000
Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	\$	750,000
Greenway (Aspen Grove to Mack Hatcher)	\$	800,000
Greenway (Pinkerton Park to Franklin Road Bridge)	\$	350,000
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$	900,000
Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	\$	1,700,000
Main St Sidewalk Repair Project	\$	3,013,164

Total Budgeted - Uncommitted	\$	53,769,509
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Total all Projects in the CIP - Completed and Remaining	\$	447,123,616
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- Less all Completed Projects	\$	(56,858,967)
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Total all Remaining Projects	\$	390,264,649
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City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

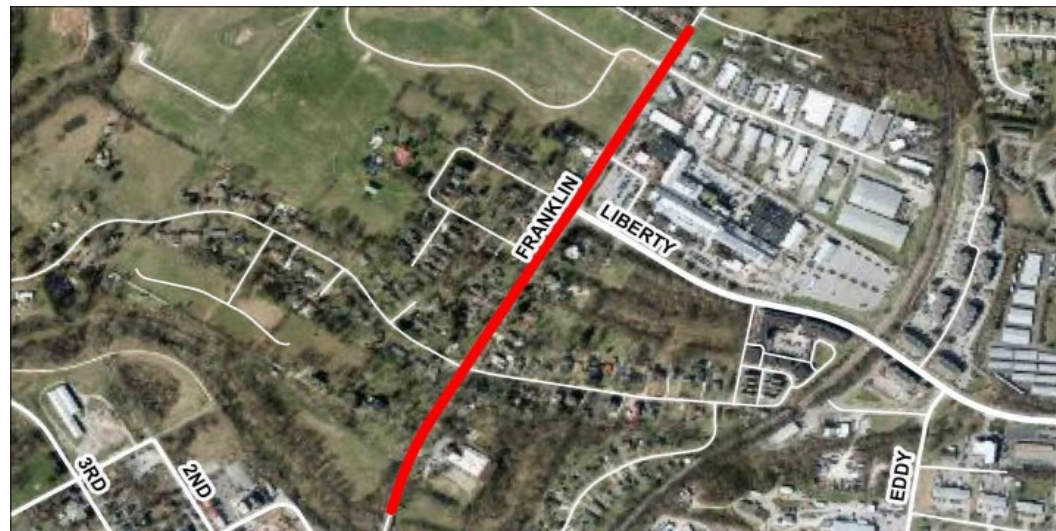
Project #: ST16009

Franklin Road Improvements & Streetscape

Board Priority: ☆☆☆☆☆

CIP: FY 2017-2026

Improvement of Franklin Road, from the bridge at the Harpeth River to Hooper Lane. The project shall be constructed as a three (3) facility. Project shall include: curb & gutter, street lights, ITS Infrastructure, sidewalks, and typical streetscape elements. Approximate project length of 3,500 LF.



Expenditure Summary

Original Project Cost Estimate	\$	18,178,952
Current Project Cost Estimate	\$	15,000,000
Dollars Spent as of July 2023	\$	14,499,509

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
Franklin Road	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 317,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,061
General - Bond Proceeds	\$ 11,780,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,780,825
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ 1,065,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,081
Sewer Funding	\$ 788,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,045
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ 548,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 548,497
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 14,499,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,499,509

Final Cost: \$ 14,499,509

Remaining Funding Needed: \$ -



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16009

Major Road Resurfacing/Paving

Board Priority:

☆☆☆☆

CIP:

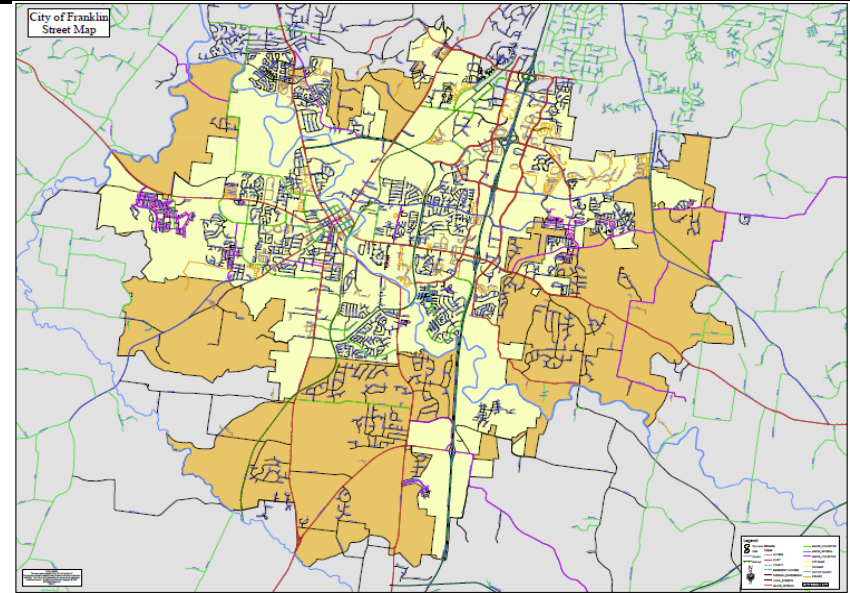
FY 2017-2026

The resurfacing (e.g. paving) of major roadways within the City are proposed to be included in the Capital Investment Plan (CIP) as follows:

2017 - Cool Springs Blvd, from Mack Hatcher Pkwy to East McEwen Dr.

2019 - Royal Oaks Blvd/Mallory Ln, from Mack Hatcher Pkwy to Cool Springs Blvd.

2021 - Mallory Ln, from Cool Springs Blvd to Moores Ln.



Expenditure Summary

Original Project Cost Estimate	\$	8,425,000
Current Project Cost Estimate	\$	8,425,000
Dollars Spent as of August 2021	\$	8,425,000

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
Major Road Resurfacing	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 8,425,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,425,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000

Final Cost: \$ 8,425,000
Remaining Funding Needed: \$ -



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FD16001

Fire Station 7

Board Priority: ☆☆☆☆☆

CIP: FY 2017-2026

New Fire Station at the Williamson
County AG Complex



Expenditure Summary

Original Project Cost Estimate	\$	7,062,500
Final Cost	\$	8,160,909
Dollars Spent as of December 2023	\$	8,160,909

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
Fire Station 7	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 7,345,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,345,909
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,160,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,160,909



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK19001

FSSD (Freedom Middle/Poplar Grove)

Board Priority:

CIP:

FY 2017-2026

In 2017, the Board of Mayor and Alderman and the Franklin Special School District Board approved a concept master plan. The first phase will be a major renovation project to the existing baseball field, softball field, adding a batting cage to be shared by both boys and girls along with a concession stand/restroom facility that is much needed for the property. A Memorandum of Understanding for each phase will be completed to divide cost and maintenance/shared use responsibilities for each party. Located in Parkland Dedication Quadrant 4.



Expenditure Summary

Original Project Cost Estimate	\$	5,150,000
Current Project Cost Estimate	\$	7,051,300
Dollars Spent as of July 2023	\$	6,605,349

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
FSSD (Freedom Middle/Poplar Grove)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (1,740,908)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,740,908)
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
Hotel Motel	\$ 1,787,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,787,500
Parkland Dedication (Q4)	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FSSD	\$ 3,458,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,458,757
Total	\$ 6,605,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,605,349

Final Cost \$ 6,605,349
Remaining Funding Needed: \$ (0)



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16020

SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)

Board Priority:

CIP: FY 2017-2026

Extend ten (10) foot multi-use trail from Vera Valley Drive to 9th Avenue in Downtown Franklin. Approximate project length is 5,800 LF.

Expenditure Summary

Original Project Cost Estimate	\$	5,300,000
Final Cost	\$	5,890,103
Dollars Spent as of July 2023	\$	5,890,103

Project Status

Current Phase

Completed



Financing Summary

	Actual	Projected										Total Available
SR96W Trail	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (1,579,572)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,579,572)
General - Bond Proceeds	\$ 3,212,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,212,058
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ 591,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,592
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Utility Reimbursements	\$ 116,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,025
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 5,890,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,890,103

Project #: PK16013

Greenway & Bridge (Harlinsdale to Chestnut Bend)

Board Priority:

CIP: FY 2019-2028

This trail segment connects large sections of existing trails located in the Chestnut Bend HOA through open space along the Harpeth to The park at Harlinsdale Farms. A bridge to connect the internal trails at the Park at Harlinsdale to the existing Chestnut Bend trails.

Located in Parkland Dedication Quadrant 4.

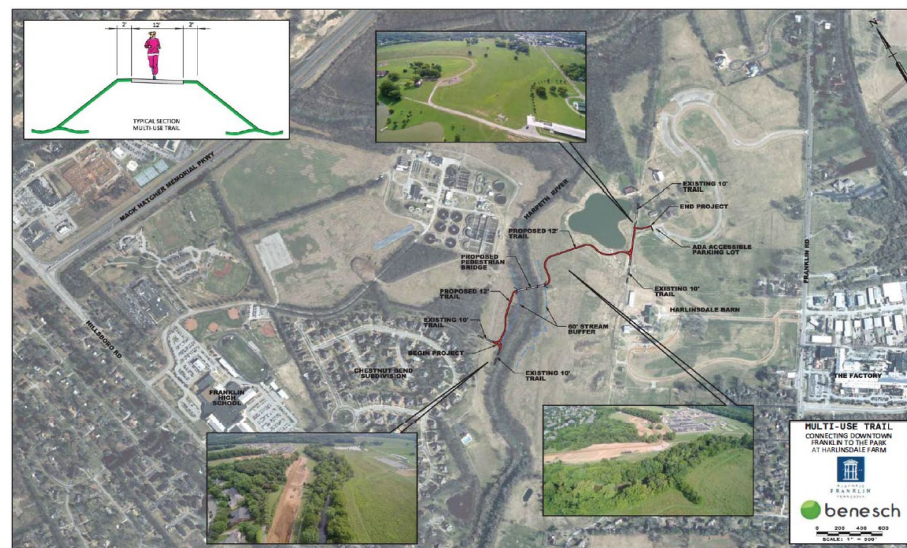
Expenditure Summary

Original Project Cost Estimate	\$	3,032,960
Current Project Cost Estimate	\$	4,481,388
Dollars Spent as of July 2023	\$	2,030,815

Project Status

Current Phase	Under Construction
---------------	--------------------

Park16013 – Greenway & Bridge (Harlinsdale to Chestnut Bend)



Financing Summary

[illegible]



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FM19003

Sanitation Facility Improvements

Board Priority:

CIP: FY 2019-2028

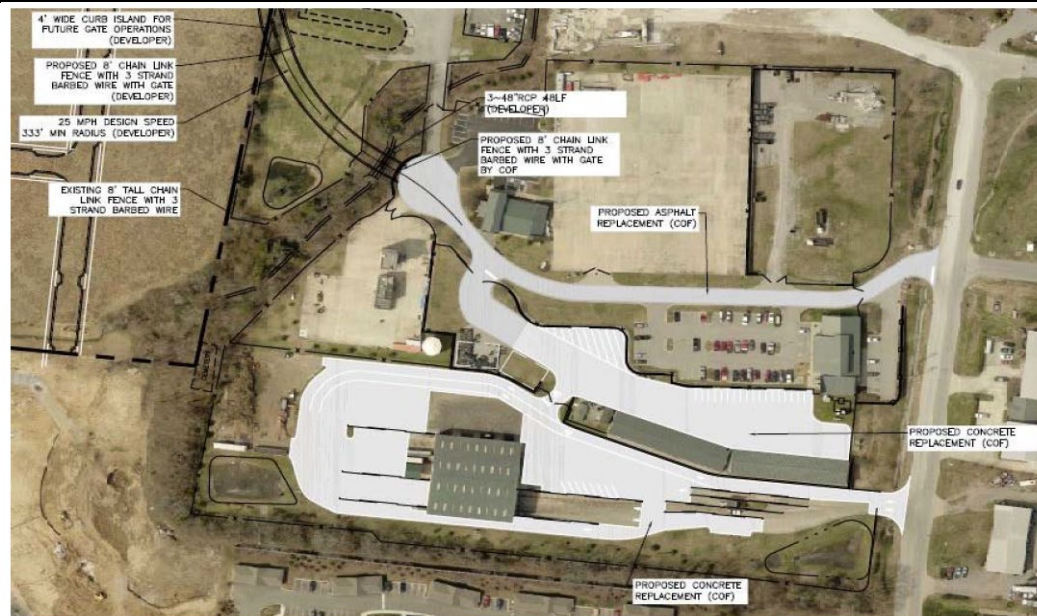
The pavement at the Municipal Services Complex continues to fail and needs full depth pavement restoration. In addition, we need to make some modifications to the drainage system of the transfer station.

Expenditure Summary

Original Project Cost Estimate	\$	3,150,000
Current Project Cost Estimate	\$	3,422,366
Dollars Spent as of August 2021	\$	3,422,366

Project Status

Current Phase **Completed**



Financing Summary

	Actual	Projected										Total Available	
Sanitation Facility	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033		
Internal													
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ 3,422,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,422,366	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 3,422,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 3,422,366	



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16001

Hayes Home Restoration (Harlinsdale)

Board Priority:

CIP:

Restoration started on the exterior of the home in 2012 through receiving grants and utilizing funding from the Hotel/Motel fund for the stabilization of the foundation and specific features which included the porches, foundation, chimney, and gutter systems. The City of Franklin is partnering with the Friends of Franklin group to renovate the Hayes House located at the Park at Harlinsdale Farm. The house will be used for educational purposes (history of the farm), to host special events, and as offices to support The Park at Harlinsdale Farm.

Expenditure Summary

Original Project Cost Estimate	\$	482,870
Current Project Cost Estimate	\$	1,672,350
Dollars Spent as of July 2023	\$	222,271

Project Status

Current Phase

Under Construction



Financing Summary

	Actual	Projected										Total Available
Hayes Home Restoration (Harlinsdale)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 100,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,274
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 222,271	\$ 849,805	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,572,076
Total	\$ 222,271	\$ 950,079	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,672,350



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: SW16003

100 Block Battle Avenue Drainage Improvements

Board Priority:

CIP: FY 2019-2028

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



Expenditure Summary

Original Project Cost Estimate	\$	2,500,000
Current Project Cost Estimate	\$	1,850,000
Dollars Spent as of August 2021	\$	1,516,643

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
100 Block Battle Avenue Drainage	thru 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ 1,516,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,516,643
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,516,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,516,643



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST19004

McEwen Drive Interchange Modifications

Board Priority:

CIP: FY 2019-2028

Add an additional turn west to southbound turn lane to improve the capacity of the McEwen Interchange.

Expenditure Summary

Original Project Cost Estimate	\$	1,000,000
Current Project Cost Estimate	\$	1,002,749
Dollars Spent as of July 2023	\$	807,792

Project Status

Current Phase

Completed



Financing Summary

	Actual	Projected										Total Available
McEwen Drive Interchange Modification	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (192,208)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (192,208)
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Art.)	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 807,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807,792



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK19010

Thompson Alley Neighborhood Park

Board Priority:

CIP:

FY 2019-2028

Obtained post-flood 2010, the Parks Department maintains the vacant land on a weekly mowing basis. The Parks Master Plan identified the need in the study to identify and construct more neighborhood parks. Due to being a FEMA property, the Parks Department identified the existing seven FEMA properties as potential neighborhood parks. The purpose of this project is to create a small, neighborhood park on a small, city-owned property on Thompson Alley. The park will include amenities such as: a pergola-covered picnic area, outdoor foosball table, outdoor ping-pong table, outdoor chess table, and a grill.

Located in Parkland Dedication Quadrant 3.

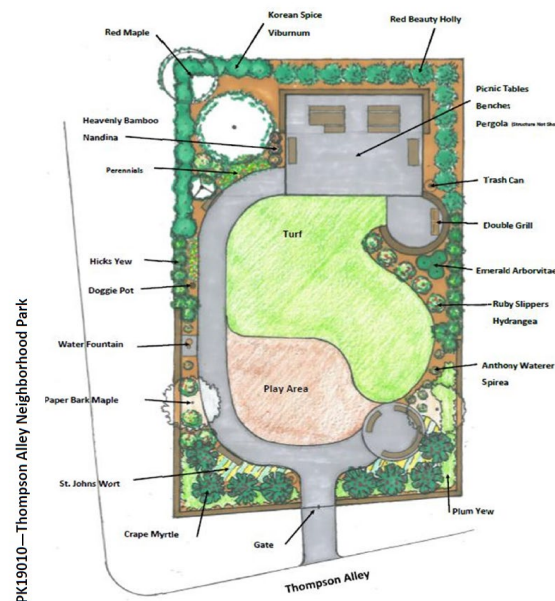
Expenditure Summary

Original Project Cost Estimate	\$	220,000
Current Project Cost Estimate	\$	504,995
Dollars Spent as of July 2023	\$	5,000

Project Status

Current Phase

Under Construction



Financing Summary

	Actual	Projected										Total Available
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Thompson Alley Neighborhood Park												
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (Q3)	\$ 220,000	\$ 284,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,995
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 220,000	\$ 284,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,995



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: SW16007

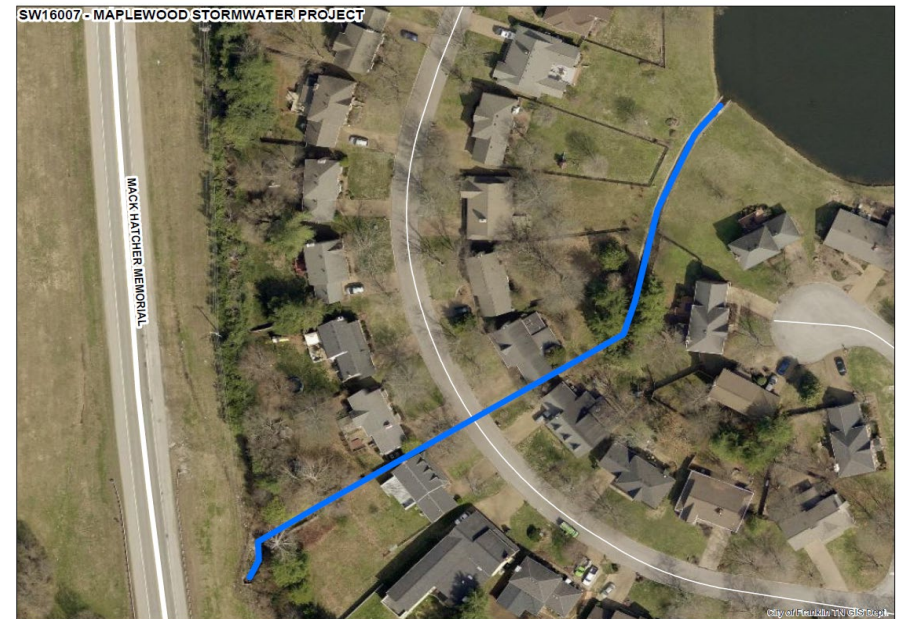
Maplewood Stormwater Project

Board Priority:

CIP:

Replace failing 72" CMP within the Maplewood Subdivision.

SW16007 - MAPLEWOOD STORMWATER PROJECT



Expenditure Summary

Original Project Cost Estimate	\$	530,000
Current Project Cost Estimate	\$	469,114
Dollars Spent as of July 2023	\$	469,114

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
Maplewood Stormwater Project	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 469,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,114
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 469,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,114



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

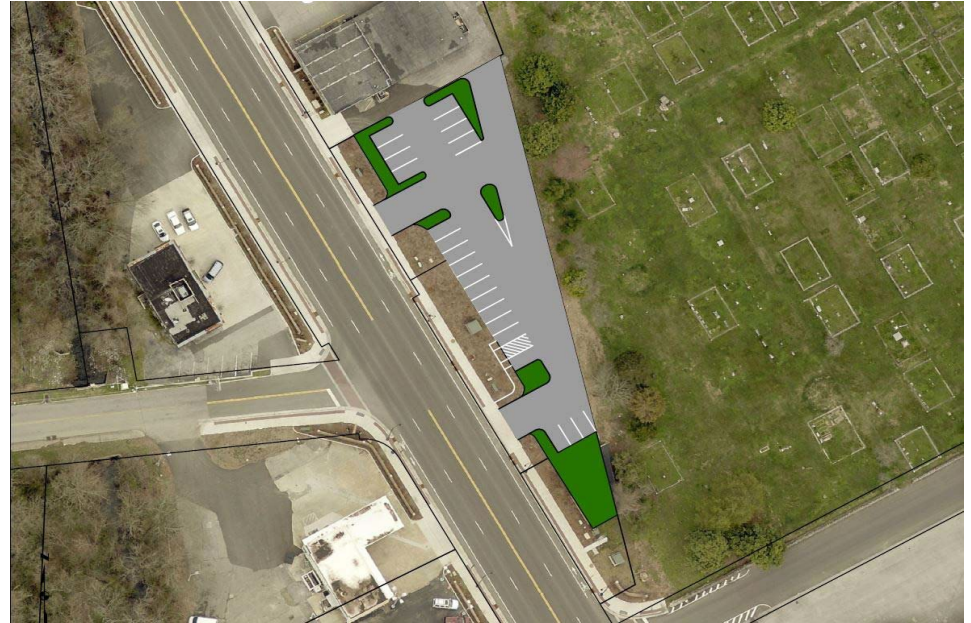
Project #: FM19001

5th Avenue Parking Lot

Board Priority:

CIP:

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



Expenditure Summary

Original Project Cost Estimate	\$	500,000
Final Cost	\$	211,946
Dollars Spent as of July 2023	\$	211,946

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available	
5th Avenue Parking Lot	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033		
Internal													
General - Cash	\$ (38,054)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,054)	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 211,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,946	



FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16018

Eastern Flank Circle (Loop Road) Repair

Board Priority:

CIP: FY 2019-2028

Cover existing DBST with West TN Mix.

Expenditure Summary

Original Project Cost Estimate	\$	175,000
Current Project Cost Estimate	\$	192,000
Dollars Spent as of July 2023	\$	191,503

Project Status

Current Phase

Completed



Financing Summary

[illegible]



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16020

Bicentennial Park

Board Priority:

CIP: FY 2019-2028

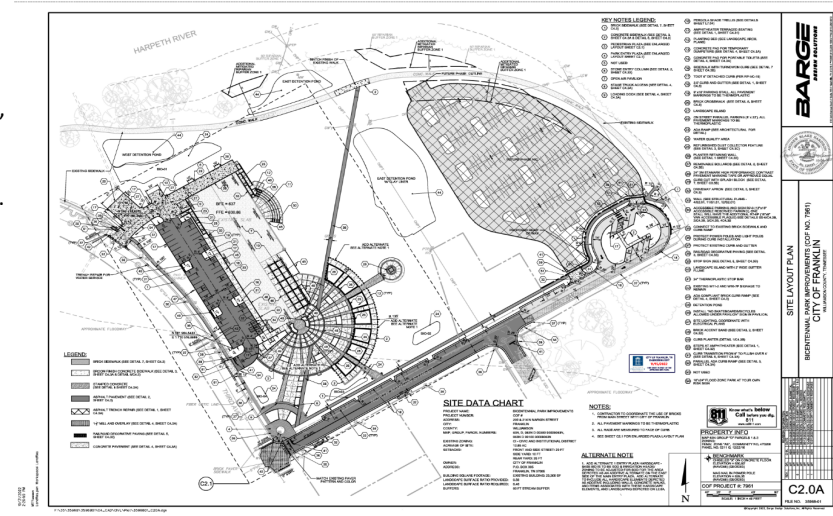
The Bicentennial Park Improvements project is located in the City of Franklin between 3rd Avenue North, North Margin Street, and the Harpeth River. It consists of approximately 10 acres. The project includes the construction of an open-air pavilion, development of the park, restroom facilities, and general upgrades to establish a new event space for the City. The intent and purpose of this park is to serve multiple uses by the City of Franklin Parks Department, including as an event venue for community performances or movies in the park. Located in Parkland Dedication Quadrant 4.

Expenditure Summary

Original Project Cost Estimate	\$	4,220,000
Current Project Cost Estimate	\$	11,715,112
Dollars Spent as of November 2024	\$	7,370,359

Project Status

Current Phase Under Construction



Financing Summary

	Actual	Projected										Total Available
	Thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Bicentennial Park												
Internal												
General - Cash	\$ 3,067,095	\$ 1,019,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,087,034
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (#4)	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ 128,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,078
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 7,695,173	\$ 4,019,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,715,112



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: SW16003

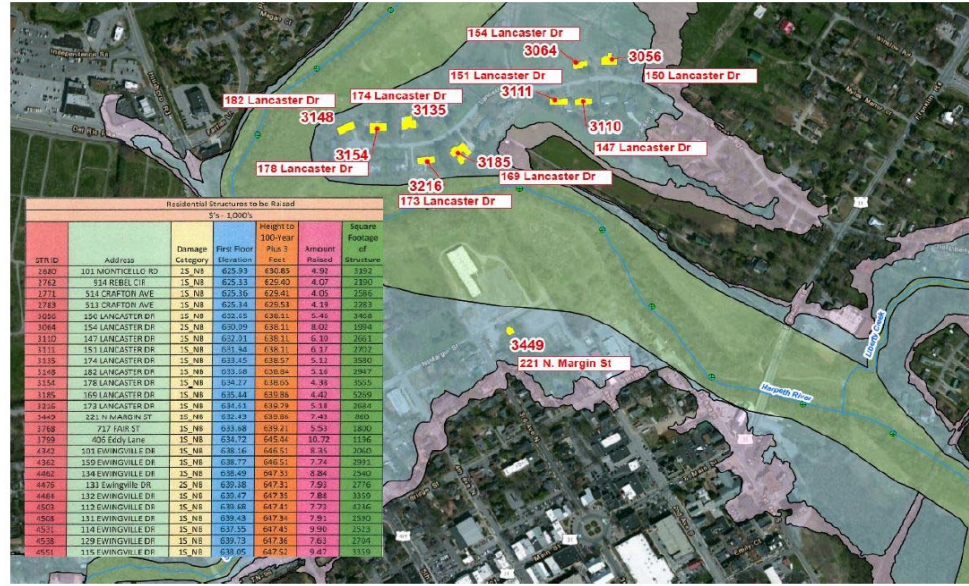
USACE - Home Raising Project

Board Priority:

CIP:

FY 2019-2028

Voluntary Program for 35 home raising as identified by the USACE. The project is 65% funded by the USACE and 35% funded by either the City or the Homeowner.



Expenditure Summary

Original Project Cost Estimate	\$	4,000,000
Current Project Cost Estimate	\$	11,610,367
Dollars Spent as of November 2024	\$	3,533,445

Project Status

Current Phase

Under Construction

Financing Summary

	Actual	Projected										Total Available
USACE - Home Raising Project	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 700,000	\$ 332,953	\$ 332,953	\$ 332,954	\$ 332,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,814
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ 2,121,872	\$ 1,356,216	\$ 1,356,216	\$ 1,356,216	\$ 1,356,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,546,739
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 571,273	\$ 365,135	\$ 365,135	\$ 365,135	\$ 365,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,814
Total	\$ 3,393,145	\$ 2,054,305	\$ 2,054,305	\$ 2,054,306	\$ 2,054,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,610,367



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK16002

Main Barn Restoration (Harlinsdale)

Board Priority:

CIP:

FY 2019-2028

In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Main Barn. The master plan will identify the history/current use; proposed programming/use, HVAC/Sprinkler (dry system) and existing conditions which will result in concept drawings. The consultant will provide a conceptual opinion of probable cost for the total restoration project.

Expenditure Summary

Original Project Cost Estimate	\$	1,809,070
Current Project Cost Estimate	\$	4,000,004
Dollars Spent as of November 2024	\$	2,060,009

Project Status

Current Phase

Under Construction



Financing Summary

	Actual	Projected										Total Available
Main Barn Restoration (Harlinsdale)	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ 2,417,870	\$ 1,182,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,004
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total	\$ 2,817,870	\$ 1,182,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,004



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16005B

Bundled Bridges Construction & Rehabilitation Contract

Board Priority:

CIP:

This project includes repairs, widening, and/or replacement of 5 (five) separate bridges across the City: 1) West Main Street (SR-246) Bridge Widening, 2) Pratt Lane Bridge Demolition and Reconstruction, 3) Spencer Creek Road Pipe Removal and Box Culvert Construction, 4) Bakers Bridge Avenue Repairs and 5) Mallory Lane Bridge Repairs.

Expenditure Summary

Original Project Cost Estimate	\$	2,700,000
Current Project Cost Estimate	\$	3,863,035
Dollars Spent as of November 2024	\$	1,242,552

Project Status

Current Phase

Under Construction

Financing Summary

	Actual	Projected										Total Available
Bundled Bridges Construction & Rehabilitation C	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 3,863,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,863,035
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,863,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,863,035



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST160006

Jordan Road (Aspen Grove Dr-Mallory Ln)

Board Priority:

CIP: FY 2019-2028

Improvement of Jordan Road, from Aspen Grove Road to Mallory Lane. Reconstruction of Jordan Road to City standard two (2) lane facility with turn lanes as required. Project shall include: curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 1,700 LF.

Project located in Collector Service Area 1.



Expenditure Summary

Original Project Cost Estimate	\$	4,670,480
Current Project Cost Estimate	\$	3,541,764
Dollars Spent as of November 2024	\$	2,187,582

Project Status

Current Phase **Under Construction**

Financing Summary

	Actual	Projected										Total Available
Jordan Road	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (CA1)	\$ 300,000	\$ 1,241,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541,764
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 300,000	\$ 3,241,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,541,764



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK16014

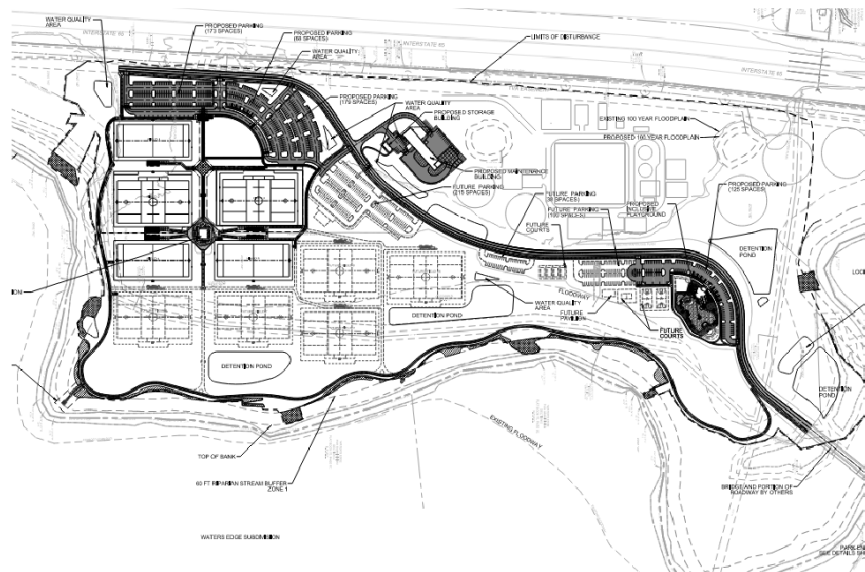
Southeast Municipal Complex Phase I

Board Priority:

CIP: FY 2019-2028

PK16014 - Southeast Park 2023

This new park would be built on the City-owned parcel 180 acres in size located between I-65 and the Harpeth River just south of Robinson Lake. The parcel is planned to be used as the site of a future City wastewater treatment plant. The park master plan has been adopted by the Board of Mayor and Aldermen.



Expenditure Summary

Original Project Cost Estimate	\$	31,200,000
Current Project Cost Estimate	\$	64,884,584
Dollars Spent as of November 2024	\$	12,089,403

Project Status

Current Phase - Bridge

Under Construction

Current Phase - Main Park

Under Construction

Financing Summary

	Actual	Projected										Total
Southeast Municipal Complex - Ph.1	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Available
Internal												
General - Cash	\$ -	\$ 3,494,417	\$ 884,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,379,001
General - Bond Proceeds	\$ 9,464,436	\$ 30,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,464,436
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 3,381,642	\$ 8,000,000	\$ 801,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,183,260
Hotel Motel	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Parkland Dedication (Q2+Misc.)	\$ 418,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,358
Water Funding	\$ 1,015,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015,794
Sewer Funding	\$ 423,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,735
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Total	\$ 15,203,965	\$ 42,994,417	\$ 6,686,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,884,584



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16007

East McEwen Drive - Phase 4

Board Priority:

CIP: FY 2019-2028

Improvement of East McEwen Drive, from 800 feet east of the roundabout at Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length

Expenditure Summary

Original Project Cost Estimate	\$	34,057,000
Current Project Cost Estimate	\$	55,356,108
Dollars Spent as of November 2024	\$	4,938,319

Project Status

Current Phase **ROW/Bidding**



Financing Summary

	Actual	Projected										Total Available
East McEwen Drive - Phase 4	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 4,291,838	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,291,838
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 3,000,000	\$ 483,807	\$ 1,000,000	\$ 9,613,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,097,065
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ 333,333	\$ 333,333	\$ 333,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
External												
MPO/TDOT	\$ 4,500,000	\$ 7,500,000	\$ 7,500,000	\$ 10,740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,240,000
Utility Reimbursements	\$ -	\$ 727,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727,205
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 11,791,838	\$ 14,044,345	\$ 8,833,333	\$ 20,686,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,356,108



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK16016

Robinson Lake Dam & Park Project

Board Priority:

CIP:

FY 2019-2028

In 2015, the City entered into a Professional Service Agreement with Edge Planning Landscape Architecture & Urban Design to provide design services for the approximately 80 acre Lockwood Glen Park. Edge will be providing a final master plan for the park as the City of Franklin and Crescent Communities assume responsibility in for the total cost of the master plan. The goal is to develop a working plan that can be considered a passive public park in the near future. Located adjacent to the Carothers's South Parkway. Part of the plan will include programming the 12-acre lake, public parking areas, public restrooms and walking trails around the Harpeth and the property.

Located in Parkland Dedication Quadrant 2.



Expenditure Summary

Original Project Cost Estimate	\$	5,530,000
Current Project Cost Estimate	\$	15,628,284
Dollars Spent as of November 2024	\$	1,187,873

Project Status

Current Phase

ROW/Bidding

Financing Summary

	Actual	Projected										Total Available
Lockwood Glen Park	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ 1,340,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,340,411
General - Bond Proceeds	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Arterial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 2,602,300	\$ 1,685,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,287,873
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (Q2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,602,300	\$ 3,025,984	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,628,284



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16030

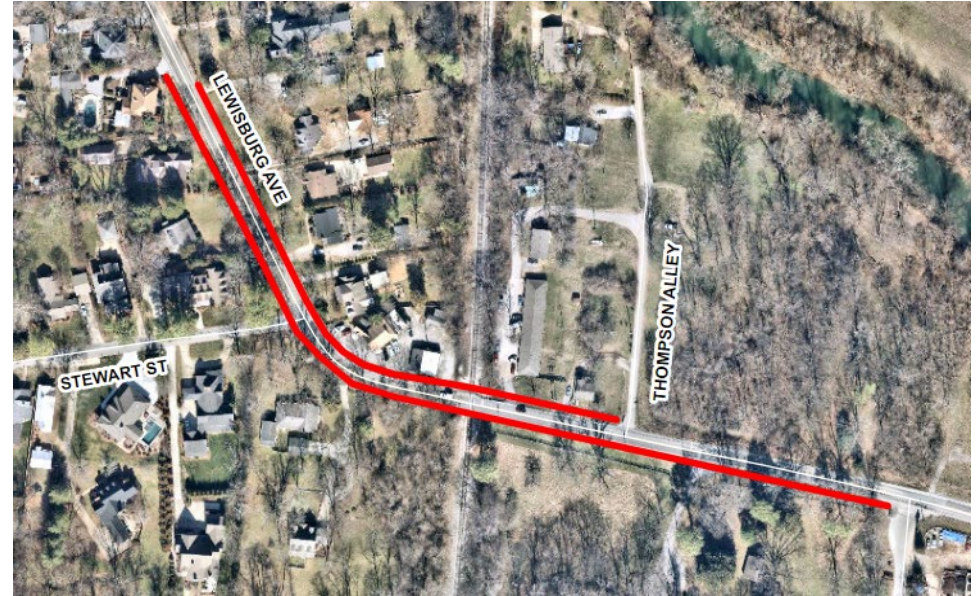
Lewisburg Ave Sidewalk to Collins Farm

Board Priority:

CIP: FY 2019-2028

The purpose of this project is to improve pedestrian access within our historic downtown. The project includes sidewalks and trails from Collins Farm to West of Stewart St.

The project will include: roadway construction, utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 1,379 LF.



Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	4,156,145
Dollars Spent as of November 2024	\$	438,534

Project Status

Current Phase **ROW/Bidding**

Financing Summary

	Actual	Projected										Total Available
Lewisburg Sidewalk	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 426,380	\$ 879,765	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,556,145
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Sewer Funding	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 426,380	\$ 879,765	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,156,145



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: FM16001

New City Hall Plaza

Board Priority:

CIP:

FY 2019-2028

New City Hall Plaza. Redevelopment of existing site, including new City Hall, 200 space underground parking, streetscape along 3rd Avenue, limited expansion of retail space along 3rd Avenue and 1 ac. Park at corner of 3rd and Church.



Expenditure Summary

Current Project Cost Estimate \$ 102,066,695
Dollars Spent as of November 2024 \$ 5,176,817

Project Status

Current Phase

Design-Committed

Financing Summary

	Actual	Projected										Total
New City Hall	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Available
Internal												
General - Cash	\$ 1,636,010	\$ 4,000,000	\$ 5,000,000	\$ 6,430,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,066,695
General - Bond Proceeds	\$ -	\$ -	\$ 60,000,000	\$ 25,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,636,010	\$ 4,000,000	\$ 65,000,000	\$ 31,430,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,066,695



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16017

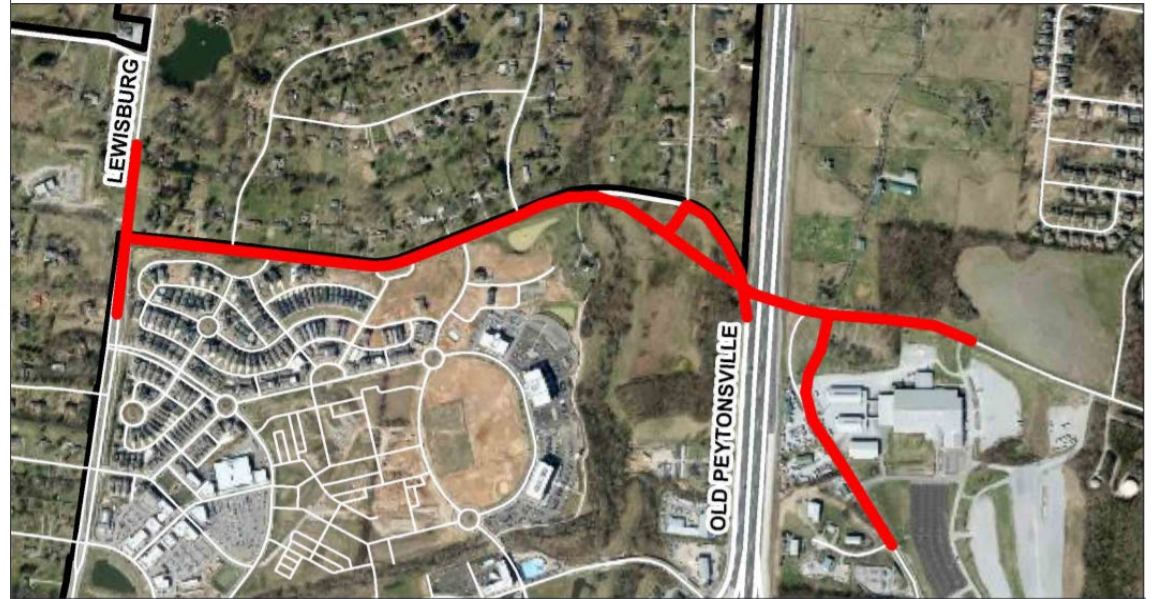
Long Ln and Old Peytonsville Rd Connector

Board Priority:

CIP: FY 2019-2028

Included in the update to the Major Thoroughfare Plan are 2 crossings of I-65. This project is one of those crossings as is intended to connect Old Peytonsville Road with Long Lane. The main advantage of this crossing is to allow for traffic interconnectivity across I-65 without having to use Goose Creek By-Pass or Highway 96. Limits of construction are from Five Mile Creek Bridge to 500 feet east of Baskin Property. Approximately 2,500 LF.

Project located in Collector Service Area 2.



Expenditure Summary

Original Project Cost Estimate	\$	22,288,800
Current Project Cost Estimate	\$	28,200,000
Dollars Spent as of November 2024	\$	9,528,501

Project Status

Current Phase **Design-Committed**

Financing Summary

	Actual	Projected										Total Available
Long Lane & Old Peytonsville	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 1,431,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,931,087
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Coll.SA 2)	\$ 3,755,213	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,255,213
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ 1,013,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,013,700
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 6,255,213	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 17,444,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,200,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16022

E McEwen Dr. Ext. (Wilson Pike to City Limits)

Board Priority:

CIP:

FY 2019-2028

Extension of East McEwen Drive from Wilson Pike (SR-252) to the Franklin/Brentwood City Limits. This project shall be constructed as a two (2) lane facility with earthwork to support a future expansion to a four (4) lane, median divided facility. This project shall include: access management (as possible), curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles.

Approximate project length is 5,300 LF.



Expenditure Summary

Original Project Cost Estimate	\$	19,634,800
Current Project Cost Estimate***	\$	19,800,687
Dollars Spent as of November 2024	\$	1,356,309

Project Status

Current Phase

Design-Committed

Financing Summary

	Actual	Projected										Total Available
McEwen Phase 5	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 250,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000
General - Bond Proceeds	\$ 570,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570,544
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,417,249	\$ 1,500,000	\$ 1,012,635	\$ -	\$ -	\$ -	\$ -	\$ 6,929,884
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,050,259	\$ -	\$ -	\$ -	\$ -	\$ 11,050,259
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,820,544	\$ 2,000,000	\$ 3,000,000	\$ 1,500,000	\$ 1,917,249	\$ 4,500,000	\$ 4,062,894	\$ -	\$ -	\$ -	\$ -	\$ 19,800,687



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK16009

Liberty Park Improvements

Board Priority:

CIP: FY 2019-2028

Liberty Park Improvements: The first phase of Liberty Park was completed in 2003 with the second phase completed in 2008. The proposed project would complete the park by adding two parking areas, tennis courts or pickle ball, basketball courts, a lighted multipurpose field, mountain biking trails and a restroom/pavilion combination facility.

Expenditure Summary

Original Project Cost Estimate	\$	5,400,000
Current Project Cost Estimate	\$	11,672,355
Dollars Spent as of November 2024	\$	616,296

Project Status

Current Phase **Design-Committed**

Financing Summary



	Actual	Projected										Total Available
Liberty Park Improvements	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Parkland Dedication (Q1)	\$ 3,750,000	\$ 2,000,000	\$ 1,922,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,672,355
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,750,000	\$ 4,000,000	\$ 3,922,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,672,355



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16014

Mallory/N Royal Oaks & Liberty Int. Imp.

Board Priority:

CIP: FY 2019-2028

This project includes Improvements to Mallory Ln, North Royal Oaks Boulevard and Liberty Pike . This section of roadway is projected to be at a failure level in the next 3-4 years based on the proposed development along Mallory Lane and Carothers Parkway. If this project is not completed, there will be significant delays along these sections of roadway.

The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 4,652 LF.



Expenditure Summary

Original Project Cost Estimate	\$	15,000,000
Current Project Cost Estimate	\$	21,723,895
Dollars Spent as of November 2024	\$	723,895

Project Status

Current Phase **Design - Uncommitted**

Financing Summary

	Actual	Projected										Total Available
Mallory/N Royal Oaks/Liberty	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 323,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,895
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax - City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax - County	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 9,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,025,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 798,895	\$ -	\$ 2,000,000	\$ -	\$ 18,925,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,723,895



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST19006

Church Street

Board Priority:

CIP:

FY 2019-2028

This project is to upgrade Sanitary Sewer, Water and Stormwater infrastructure in our historic downtown area. We are having issues with all utilities along this corridor and they are in need of upgrades and replacement.

The existing stormwater system needs to be upgraded to provide service to the Parkview area. This area has been a problem since the early 80's with no improvements made. The roadways lack drainage infrastructure. This infrastructure is needed to help protect localized flooding during heavy rain events. This project would also include the install of a water quality feature at the Harpeth River. The goal is to extend infrastructure into the Parkview Area to address localized flooding.

Project located in Collector Service Area 1 and 2.



Expenditure Summary

Original Project Cost Estimate	\$	11,231,644
Current Project Cost Estimate	\$	16,532,450
Dollars Spent as of November 2024	\$	625,685

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Church Street	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 624,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,824,535
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA1)	\$ 303,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,957
Road Impact Fund (SA2)	\$ 303,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,958
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Sewer Funding	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 607,915	\$ -	\$ 600,000	\$ 7,650,000	\$ 7,674,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,532,450



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16005A

Peytonsville Rd & Pratt Ln Int. Improvements

Board Priority:

CIP:

Reconstruction of the intersection of Peytonsville Road and Pratt lane to a conventional T-intersection. The included section Old Peytonsville Road shall be reconstruction as a four (4) lane, median divided facility, while the included section of Pratt Lane shall be reconstructed as a two (2) lane facility. Both streets shall have turn lanes as required. Project shall include: access management (as allowable), curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 2,300 LF. Project located in Collector Service Area 3.

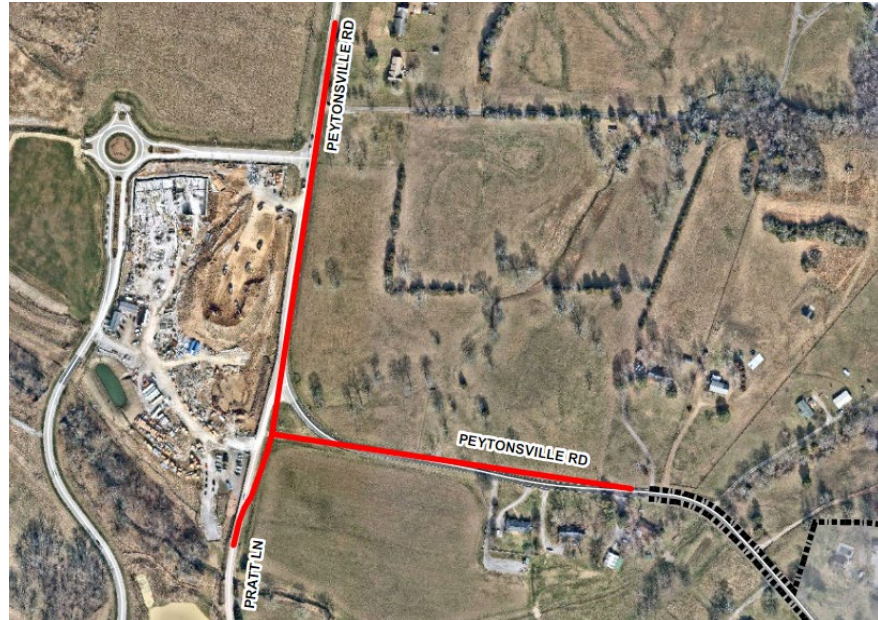
Expenditure Summary

Original Project Cost Estimate	\$	9,913,416
Current Project Cost Estimate	\$	8,000,000
Dollars Spent as of November 2024	\$	-

Project Status

Current Phase

Design - Uncommitted



Financing Summary

	Actual	Projected											Total Available
Peytonsville Rd & Pratt Ln Int. Impro	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034		
Internal													
General - Cash	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund (SA2)	\$ -	\$ -	\$ 4,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ 5,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000	



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16030

Lewisburg Ave Trail Carriage Park Dr. to Mack Hatcher (SR-397)

Board Priority:

CIP:

This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.

The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,266 LF



Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	750,000
Dollars Spent as of November 2024	\$	-

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected											Total Available
Lewisburg Sidewalk	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034		
Internal													
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External													
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK16011

Greenway (Aspen Grove to Mack Hatcher)

Board Priority:

CIP:

Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. The existing multipurpose pathway is connected to Harlinsdale Farm and ultimately to the historic downtown. Land acquisition and construction will be part of constructing the missing link.

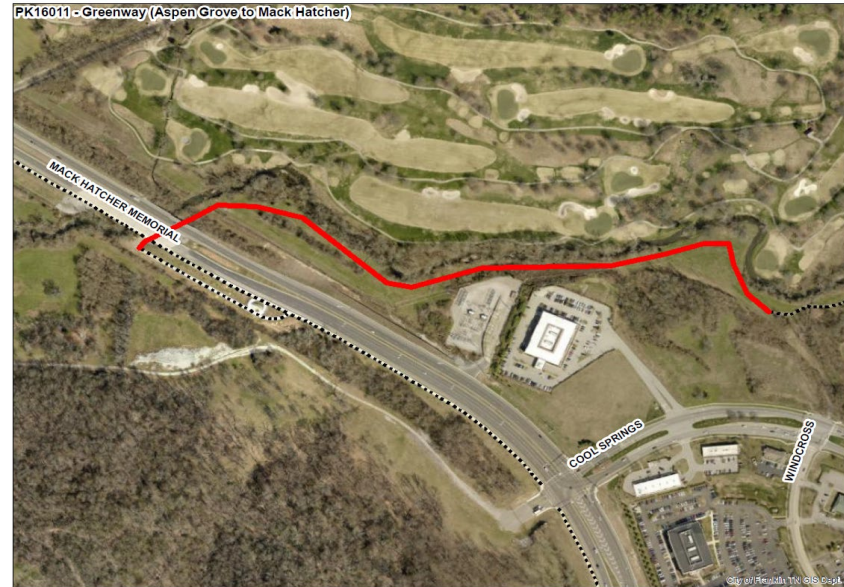
Located in Parkland Dedication Quadrant 1.

Expenditure Summary

Original Project Cost Estimate	\$	1,555,000
Current Project Cost Estimate	\$	800,000
Dollars Spent as of November 2024	\$	83,353

Project Status

Current Phase **Design - Uncommitted**



Financing Summary

	Actual	Projected										Total Available
Greenway (Aspen Grove to Mack Hatcher)	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ 725,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000
Parkland Dedication	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 75,000	\$ -	\$ 725,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: PK19007

Greenway (Pinkerton Park to Franklin Road Bridge)

Board Priority:

CIP:

From the existing trail inside Pinkerton Park, the greenway would head north and west along the banks of the Harpeth, this time hugging a small shelf below Fort Granger as the trail approaches Downtown Franklin and would connect under the Franklin Road Bridge leading to the new sidewalk toward the Park at Harlinsdale Farm or south into downtown Franklin. **Dependent upon the bridge on franklin Road.**

Located in Parkland Dedication Quadrant 1 and 4.

Expenditure Summary

Original Project Cost Estimate	\$	5,328,400
Current Project Cost Estimate	\$	350,000
Dollars Spent as of November 2024	\$	-

Project Status

Current Phase

Design - Uncommitted



Financing Summary

	Actual	Projected										Total Available
Greenway (Pinkerton Park to Franklin Road Bridge)	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Parkland Dedication (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16024

Mack Hatcher Multiuse Trail (Franklin-Hillsboro)

Board Priority:

CIP:

The Mack Hatcher Parkway (SR-397) has been designed with a multi-use path on the south side of the road. A 12' multi-use path exists from Franklin Road to Daniel McMahon Lane.

Expenditure Summary

Original Project Cost Estimate	\$	3,600,000
Current Project Cost Estimate	\$	900,000
Dollars Spent as of November 2024	\$	-

Project Status

Current Phase

Design - Uncommitted



Financing Summary

	Actual	Projected										Total Available
	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)												
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 900,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST16030

Lewisburg Ave Trail Collins to Carriage Park Dr.

Board Priority:

CIP:

This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.

The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,000 LF



Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	1,700,000
Dollars Spent as of November 2024	\$	-

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Lewisburg Sidewalk	thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000



City of Franklin

FY 2025-2034 Capital Improvement Program Financing Model

Project #: ST19001

Main St Sidewalk Repair Project

Board Priority:

CIP:

FY 2019-2028

Main Streets Streetscape project was completed in the early 90's. The existing brick pavers are faded and uneven creating numerous ADA issues along our main street. In addition, the tree grates need to be replaced. Staff is proposing to replace all the brick pavers and crosswalks to bring Main Street up to current standards.



Expenditure Summary

Original Project Cost Estimate	\$	2,200,000
Current Project Cost Estimate	\$	3,013,164
Dollars Spent as of November 2024	\$	13,164

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Main St Sidewalk Repair Project	Thru FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	
Internal												
General - Cash	\$ 250,000	\$ -	\$ 690,791	\$ 690,791	\$ 690,791	\$ 690,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013,164
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 250,000	\$ -	\$ 690,791	\$ 690,791	\$ 690,791	\$ 690,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013,164

Current Project Cost Estimate:

\$ 3,013,164

Remaining Funding Needed:

\$ -



File #: 21-0928

DATE: December 4, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway. Establishing A Public Hearing On January 28, 2025
FMPC 12/12/24, 7-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8630
Applicant: Mary McGowan, Kimley-Horn
Owner: Steve Bacon, Franklin Preservation Partners, LLC

BACKGROUND/STAFF COMMENTS:

The applicant is proposing to rezone 13.42 acres from Estate Residential (ER) District to Civic Institutional (CI) District. The Envision Franklin Land Use Plan places the subject parcel into the Rural Reserve Design Concept. The Rural Reserve Design Concept allows for institutional uses with a special consideration that states, "New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master-planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development." The requested rezoning does align with the goals and recommendations of Envision Franklin as the site is along Franklin Road, which is a major arterial and at an intersection, Mack Hatcher Memorial Parkway and Franklin Road. Envision Franklin also promotes the preservation of 50% of the site in permanent open space, particularly in natural features such as scenic viewsheds. While rezoning to Civic Institutional (CI) District will not guarantee this specific minimum amount of open space is preserved with a proposed site design, the site is encumbered by Scenic Corridor Overlay (SCO) along both Franklin Road and Mack Hatcher, thereby preserving large contiguous portions of scenic viewshed.

If the rezoning request to Civic Institutional (CI) District is approved, the following uses would be allowed by-right through the site plan process, with approval by the Planning Commission:

Cemeteries
Charitable, Fraternal, or Social Organizations

Clinics
Continuum of Care Facilities, with additional use regulations
Educational Facilities
Entrepreneurship/Innovation Centers
Essential Services
Group Homes
Hospitals
Museums
Places of Public Assembly
Rehabilitation Centers

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-42 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-42.

ORDINANCE 2024-42

AN ORDINANCE TO REZONE 13.42 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY.

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Civic Institutional (CI) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Estate Residential (ER)] District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
63-24.01	13.42
Total	13.42

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

370 FRANKLIN ROAD SUBDIVISION ORDINANCE 2024-42

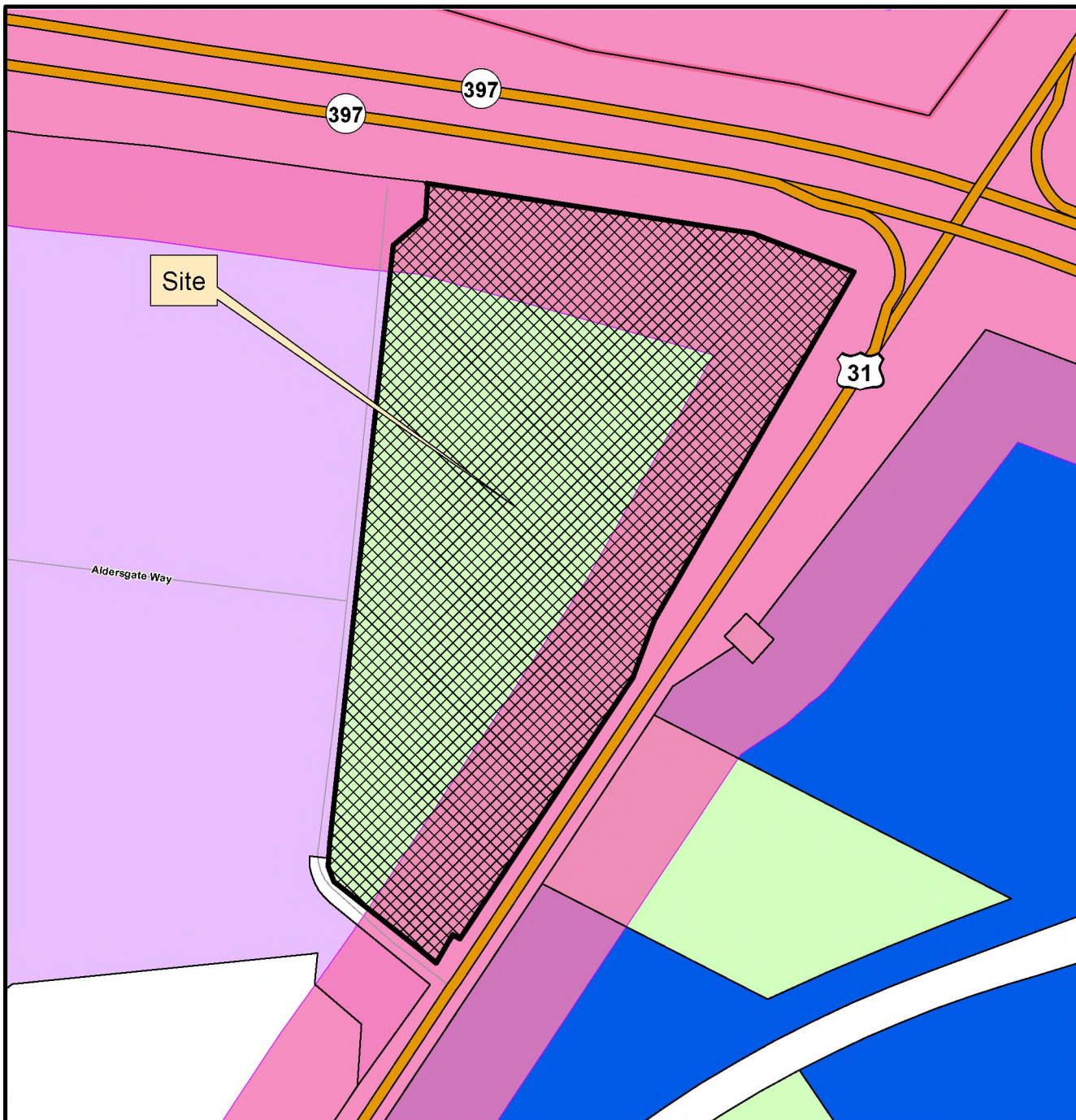
Project Information

Existing Zoning: ER Estate Residential District
Proposed Zoning: CI Civic and Institutional District
Overlay Districts: SCO, CFO, HPO
Site Acreage: 13.42 acres

**The Central Franklin Overlay, and Historic Preservation Overlay are not shown on the map for clarity purposes.

Legend

-  370 Franklin Road
-  Scenic Corridor Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet

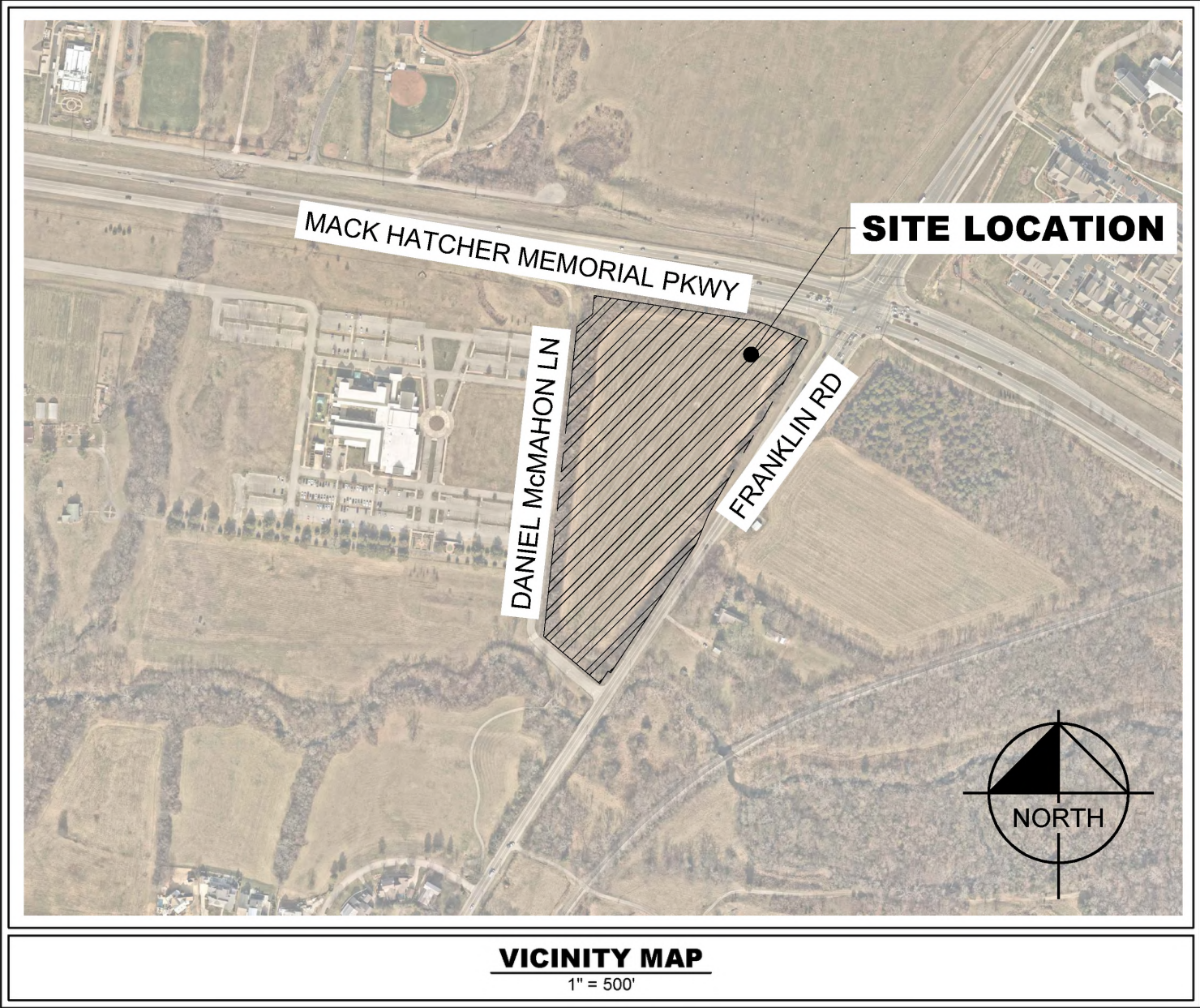


HISTORIC
FRANKLIN
TENNESSEE

SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND
MACK HATCHER MEMORIAL PARKWAY SUBDIVISION
REZONING REQUEST
CI (CIVIC INSTITUTIONAL DISTRICT)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATEMENT OF IMPACTS	
THE ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT ARE AS FOLLOWS:	
STREET NETWORK ANALYSIS:	*PROJECTED TRIPS GENERATED BY THE DEVELOPMENT ARE ESTIMATED USING THE ITE TRIP GENERATION. THE FOLLOWING CALCULATIONS OUTLINE THE ANTICIPATED TRIP VOLUMES.*
SUNDAY PEAK HOUR TRIP GENERATION	ENTERING: 350 EXITING: 364 TOTAL PEAK HOUR TRIPS: 714
WATER FACILITIES:	THE WATER UTILITY DISTRICT SERVICING THE SITE IS THE CITY OF FRANKLIN. THE PROJECTED WATER FLOWS FOR THIS DEVELOPMENT ARE 15.0 TOTAL SFUE.
SEWER FACILITIES:	SANITARY SEWER SERVICE IS ALSO PROVIDED BY THE CITY OF FRANKLIN. THE PROJECTED SEWAGE FLOWS FOR THIS DEVELOPMENT ARE 15.0 TOTAL SFUE, WITH AN ESTIMATED PEAK FLOW OF 5,250 GALLONS PER DAY (GPD).
DRAINAGE FACILITIES:	THE PRIMARY OUTFALL FOR PROJECT SITE RUNOFF IS LOCATED ALONG THE SOUTHWEST PORTION OF THE SITE, DISCHARGING INTO SPENCER CREEK, A TRIBUTARY OF THE HARPETH RIVER. THE ESTIMATED IMPERVIOUS AREA TO BE ADDED TOTALS APPROXIMATELY 75,000 SQUARE FEET.
WHERE SPECIFIC DESIGN DETAILS WERE NOT AVAILABLE, PROJECTIONS WERE MADE BASED ON THE GENERAL INTENT OF THE DEVELOPMENT.	

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
MAP AND PARCEL ID:	MAP 63, PARCEL 24.01
U.S. FEMA FIRM PANEL:	4781CO203G DATED 12/22/2016
EXISTING ZONING:	ER (ESTATE RESIDENTIAL)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
EXISTING LAND USE:	VACANT



CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
C0-10	SURVEY BY OTHERS
C1-00	EXISTING CONDITIONS

SITE DATA TABLE	
PROJECT NAME:	SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY SUBDIVISION, REZONING
COF PROJECT NUMBER:	8630
PARCEL ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE / SF OF SITE:	±13.42 AC (584,964 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	150' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY MCGOWAN, P.E.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: MARY MCGOWAN, PE
PHONE: (615) 564-2701

SURVEY
WILSON AND ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: JAMES CAMPBELL
PHONE: (615) 794-2275

ARCHITECT
CENTRIC ARCHITECTURE
1206 BUCHANAN STREET
NASHVILLE, TENNESSEE 37208
CONTACT: GINA EMMANUEL

LANDSCAPE ARCHITECT
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TENNESSEE 37069
CONTACT: GREG GAMBLE

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

PLANS PREPARED BY

Kimley»Horn

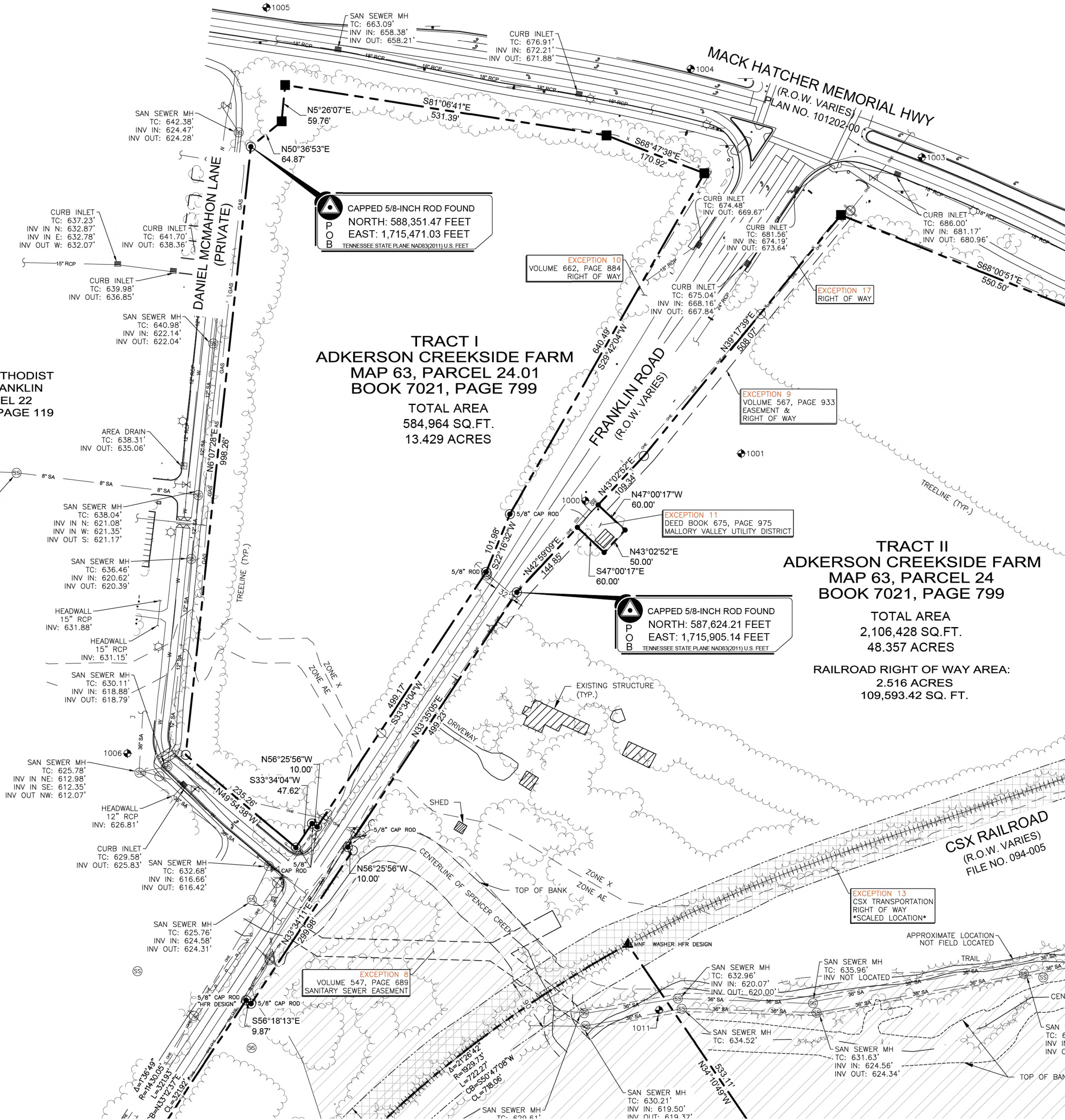
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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PLAN REVISIONS			
REVISION NO.	DATE	REMARKS	
FILE NUMBER		SHEET NUMBER	TOTAL SHEETS
118722001		C0-00	3



Know what's below.
Call before you dig.

FIRST UNITED METHODIST
CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119



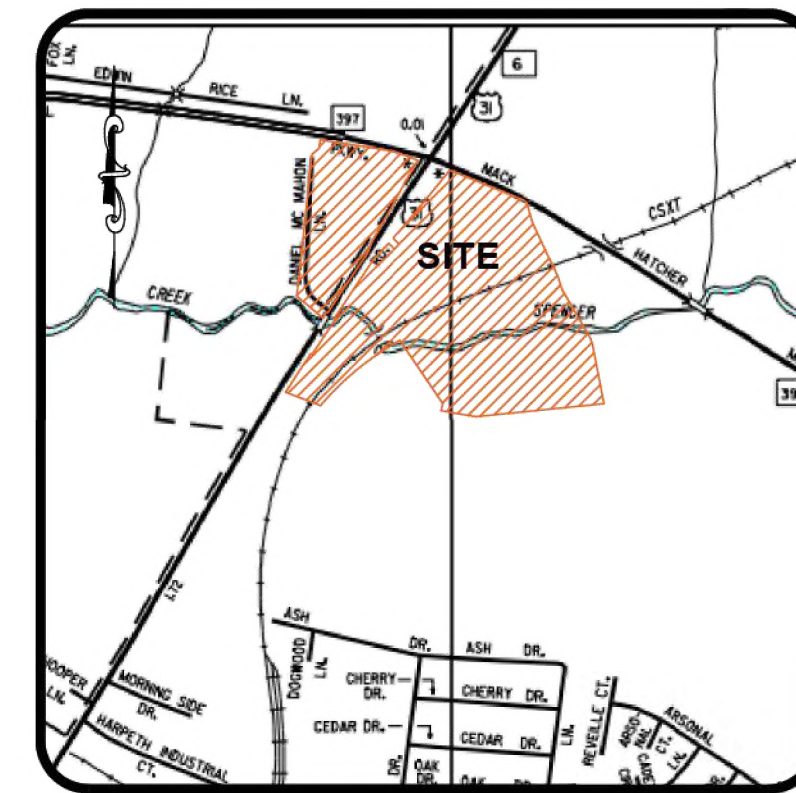
CONTROL TABLE				
POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	587,773.56	1,716,016.97	650.92	BASE
1001	587,850.51	1,716,271.45	658.29	TARGET WTP1 RBCS
1002	588,072.56	1,717,089.83	693.94	TARGET WTP2 RBCS
1003	588,334.09	1,716,566.28	688.46	TARGET NLS
1004	588,478.29	1,716,188.82	684.32	TARGET WTP4 RBCS
1005	588,578.66	1,715,496.33	660.75	TARGET WTP5 RBCS
1006	587,361.23	1,715,269.37	625.65	TARGET RBCS
1007	586,618.51	1,715,225.32	637.78	TARGET PKS
1008	586,708.71	1,717,562.59	636.22	TARGET RBCS
1009	586,426.37	1,716,332.96	667.90	TARGET RBCS
1010	587,505.20	1,716,973.56	644.25	TARGET RBCS
1011	586,942.28	1,716,137.48	631.03	TARGET RBCS

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES;
NAD83(2011); NAVD88 (GEOID03 GRID 7 REVISED); U.S. SURVEY
FEET; NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
- THE ADDRESS OF THIS PROPERTY IS: 370 FRANKLIN ROAD, FRANKLIN TENNESSEE, 37064
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 24.00 & 24.01, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 7021, PAGE 799, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 23-0007, DATED APRIL 03, 2023, 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47181C0203G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 633.00-642.00. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE <https://hazards.fema.gov/femaportal/vpssportal/nfhlwms>. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVATIONS.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
 - THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
 - POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
 - DATE OF SURVEY: 08/02/2023
 - HORIZONTAL ZONE/DATUM: TN-4100NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
 - VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
 - NO COMBINED GRID FACTORS WERE USED.
- I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON AS CONTOURS AND ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.



VICINITY MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY
MAP 63, PARCELS 24.00 & 24.01
370 FRANKLIN ROAD - FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
FOR: FRANKLIN PRESERVATION PARTNERS, LLC

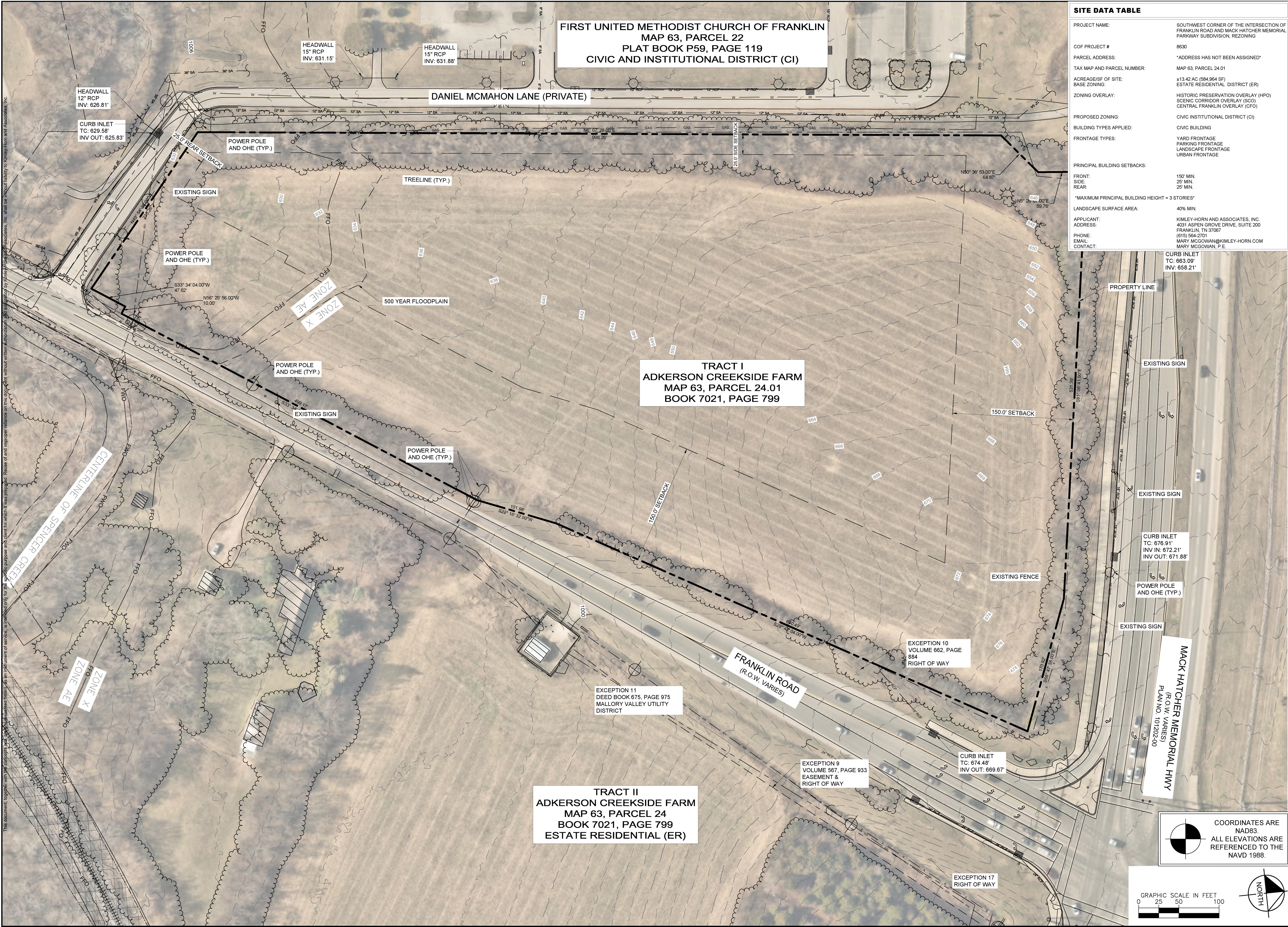
DRAWN BY: BAT
APPVD BY: JEC, II
DATE: 06/29/2023
PROJ. No.: 23-2056
SCALE: 1" = 100'
SHEET No.
1 OF 3



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

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FIRST UNITED METHODIST CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119
CIVIC AND INSTITUTIONAL DISTRICT (CI)

DANIEL MCMAHON LANE (PRIVATE)

TRACT I
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24.01
BOOK 7021, PAGE 799

TRACT II
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24
BOOK 7021, PAGE 799
ESTATE RESIDENTIAL (ER)

FRANKLIN ROAD
(R.O.W. VARIES)

MAC K HATCHER MEMORIAL HWY
(R.O.W. VARIES)
PLAN NO. 101202-00

SITE DATA TABLE	
PROJECT NAME:	SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MAC K HATCHER MEMORIAL PARKWAY SUBDIVISION, REZONING
COF PROJECT #	8630
PARCEL ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE/SF OF SITE:	±13.42 AC (584,964 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	15' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY.MCGOWAN, P.E.

CURB INLET
TC: 663.09'
INV: 658.21'

EXISTING SIGN

EXISTING SIGN

CURB INLET
TC: 676.91'
INV IN: 672.21'
INV OUT: 671.88'

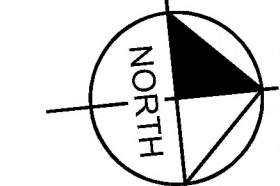
POWER POLE
AND OHE (TYP.)

EXISTING SIGN

MAC K HATCHER MEMORIAL HWY
(R.O.W. VARIES)
PLAN NO. 101202-00

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100



Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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SOUTHWEST CORNER OF THE
INTERSECTION OF FRANKLIN ROAD
AND MAC K HATCHER MEMORIAL
PARKWAY SUBDIVISION
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRAFT PRELIMINARY PLANS

FOR REVIEW ONLY

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: 9/20/2024

KIMLEY-HORN PROJECT NO.
118722001

EXISTING CONDITIONS

SHEET NUMBER
C1-00

370 FRANKLIN ROAD SUBDIVISION ORDINANCE 2024-42

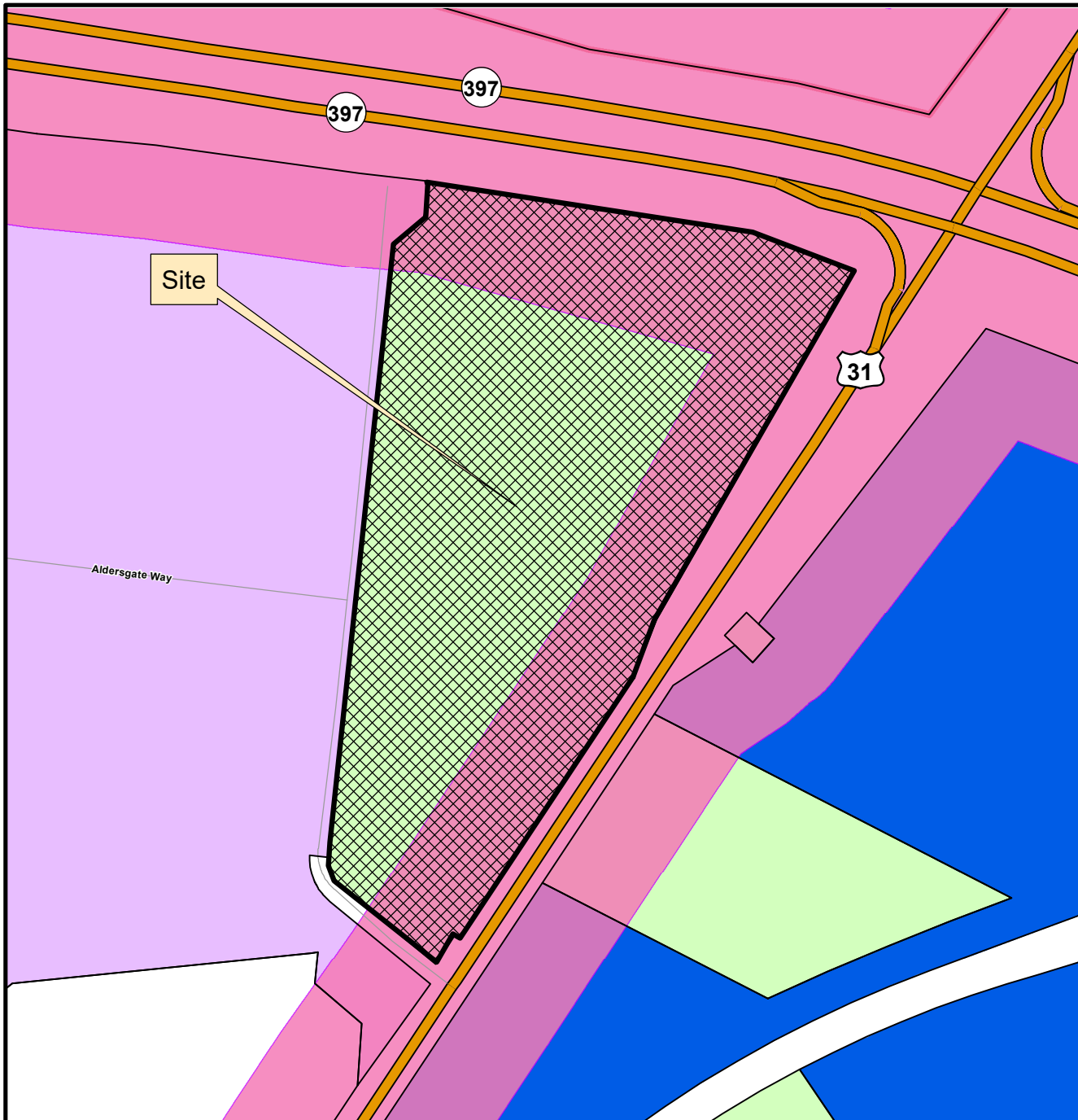
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-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
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-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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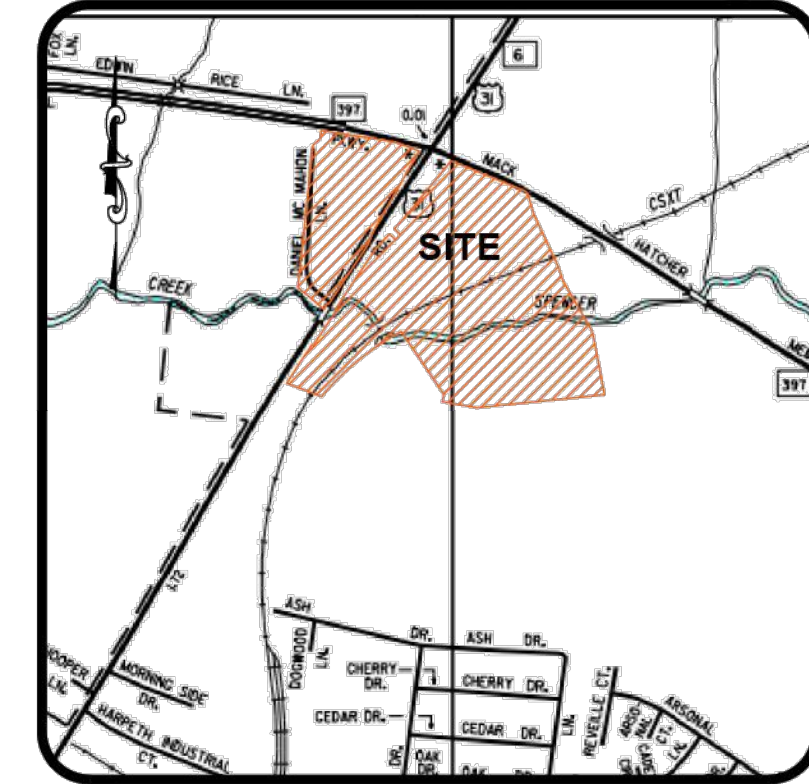
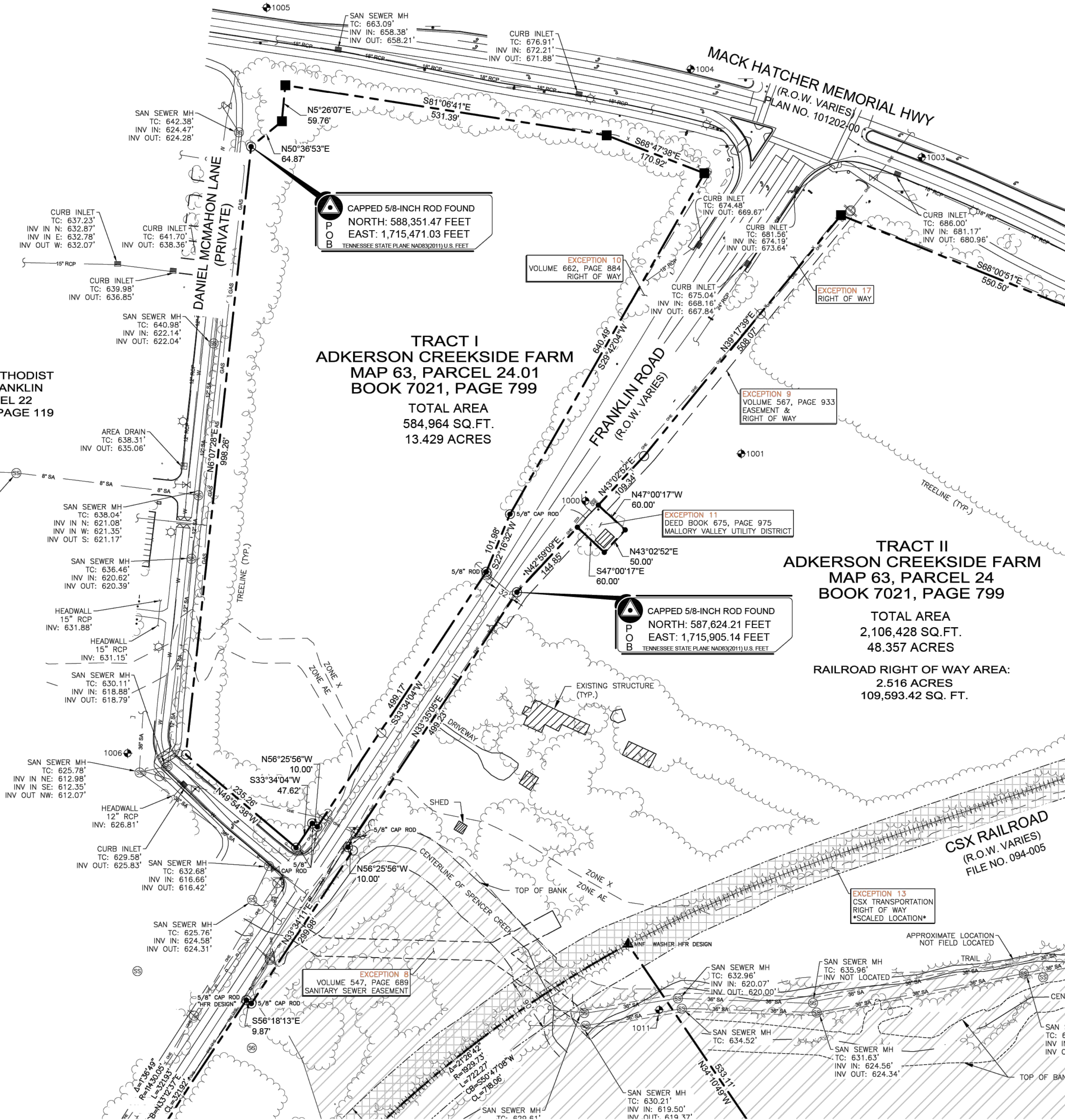


0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

FIRST UNITED METHODIST
CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47181C0203G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 633.00-642.00. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE <https://hazards.fema.gov/femaportal/vsp/portal/NFHLWMS>. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVATIONS.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
 - THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
 - POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
 - DATE OF SURVEY: 08/02/2023
 - HORIZONTAL ZONE/DATUM: TN-4100NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET)
 - VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED)
 - NO COMBINED GRID FACTORS WERE USED.
- I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON AS CONTOURS AND ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

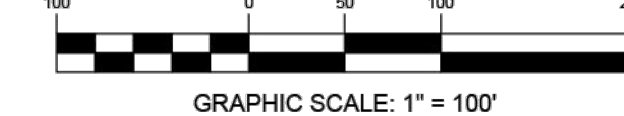


ALTA/NSPS LAND TITLE SURVEY
MAP 63, PARCELS 24.00 & 24.01
370 FRANKLIN ROAD - FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
FOR: FRANKLIN PRESERVATION PARTNERS, LLC

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	587,773.56	1,716,016.97	650.92	BASE
1001	587,850.51	1,716,271.45	658.29	TARGET WTP1 RBCS
1002	588,072.56	1,717,089.83	693.94	TARGET WTP2 RBCS
1003	588,334.09	1,716,566.28	688.46	TARGET NLS
1004	588,478.29	1,716,188.82	684.32	TARGET WTP4 RBCS
1005	588,578.66	1,715,496.33	660.75	TARGET WTP5 RBCS
1006	587,361.23	1,715,269.37	625.65	TARGET RBCS
1007	586,618.51	1,715,225.32	637.78	TARGET PKS
1008	586,708.71	1,717,562.59	636.22	TARGET RBCS
1009	586,426.37	1,716,332.96	667.90	TARGET RBCS
1010	587,505.20	1,716,973.56	644.25	TARGET RBCS
1011	586,942.28	1,716,137.48	631.03	TARGET RBCS

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES;
NAD83(2011); NAVD88 (GEOID03 GRID 7 REVISED); U.S. SURVEY
FEET; NO DATUM ADJUSTMENT.



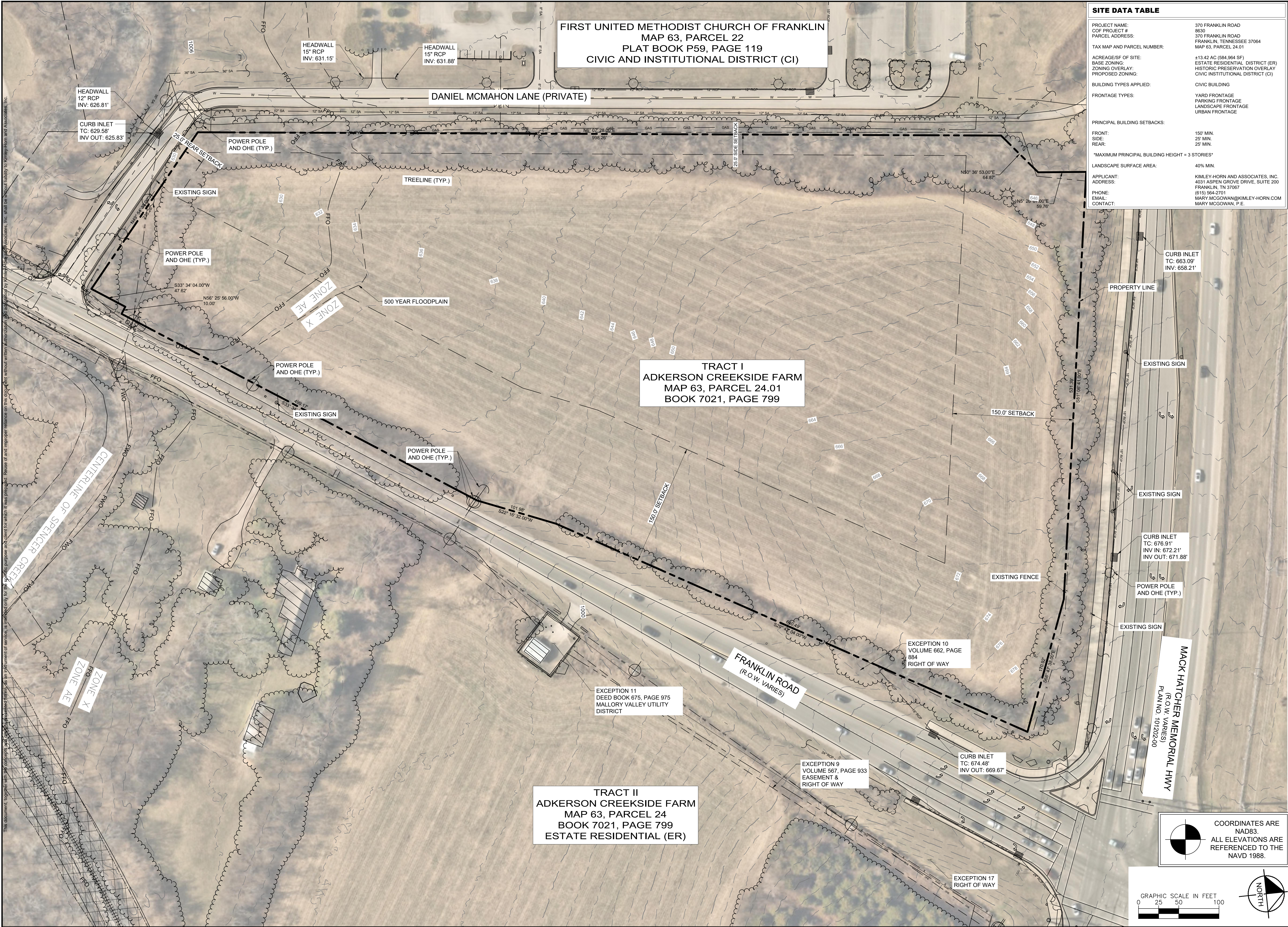
DRAWN BY: BAT
APPVD. BY: JEC, II

DATE: 06/29/2023
PROJ. No.: 23-2056

SCALE: 1" = 100'

SHEET No.
1 OF 3

This document, together with the concept and design sheets, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FIRST UNITED METHODIST CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119
CIVIC AND INSTITUTIONAL DISTRICT (CI)

DANIEL MCMAHON LANE (PRIVATE)

TRACT I
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24.01
BOOK 7021, PAGE 799

TRACT II
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24
BOOK 7021, PAGE 799
ESTATE RESIDENTIAL (ER)

SITE DATA TABLE

PROJECT NAME:	370 FRANKLIN ROAD
COP PROJECT #	8630
PARCEL ADDRESS:	370 FRANKLIN ROAD FRANKLIN, TENNESSEE 37064
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE(S) OF SITE:	±13.42 AC (884,864 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	150' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY MCGOWAN, P.E.

Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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370 FRANKLIN ROAD SUBDIVISION
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

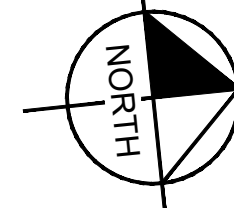
DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

NO.	BY	DATE	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	9/20/2024
KIMLEY-HORN PROJECT NO.	118722001

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100



EXISTING CONDITIONS

SHEET NUMBER
C1-00



File #: 21-0432

DATE: November 19, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-102, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Possible Annexation Of 493.87 Acres, Located Along The North And South Sides Of Murfreesboro Road, East Of North Chapel Road, And West Of Trinity Road. Establishing A Public Hearing On February 11, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-102, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Possible Annexation Of 493.87 Acres, Located Along The North And South Sides Of Murfreesboro Road, East Of North Chapel Road, And West Of Trinity Road. Establishing A Public Hearing On February 11, 2025.

PROJECT INFORMATION

Applicant: Jeff Heinze, Catalyst Design Group
Owner: Stephen and Reese Smith, Wilson Pike LLC
Stephen and Reese Smith, Ravenswood LP
Reese L. Smith, ET AL
Stephen Smith, North Chapel Baseball LLC
Stephen and Reese Smith, Brentwood Inn
Stephen and Reese Smith, R&S Rental Property LLC
Stephen and Reese Smith, North Chapel LLC

BACKGROUND/STAFF COMMENTS:

The property owner has submitted a request for annexation. The City of Franklin has a 2-stage procedure to consider annexation requests. At this stage, no final resolution for annexation of this property is being considered. This initial stage in the process is a study of whether it is feasible or what improvements are necessary for the City to serve the properties with infrastructure and city services, with the possibility of annexation in the future. The properties being studied with this request total 493.87 acres and are located near the intersection of Murfreesboro Road and N. Chapel Road. These properties are noncontiguous to the City limits but are within the City's Urban Growth Boundary (UGB). The properties are 0.36 miles from the existing city limits (Poplar Farms PUD Subdivision).

Much of this property (approximately 332 acres) is located within the Rural Reserve Design Concept, which supports single-family residential uses on minimum half-acre lots and/or institutional uses with 50% open space preservation for new development. The Conservation Design Concept also covers a portion of the property (approximately 133 acres) along Mayes Creek which reflects land within the 100-year floodplain. There are two parcels located at the North Chapel Road and Murfreesboro Road intersection that have been designated with the Neighborhood Commercial Design Concept (approximately 21 acres), which supports a mix of active uses at key intersections that serve surrounding neighborhoods. Any future development concepts that vary from the Rural Reserve and Neighborhood Commercial Design Concepts would first require an amendment to the Envision Franklin Land Use Plan. At the December 12, 2024 Joint Conceptual Workshop, the applicant discussed a potential Envision Franklin Amendment Request to the Village Green Design Concept for the parcels that are currently designated as Rural Reserve.

While the applicant has not submitted anything formally at this point, it is staff's understanding that it is the intention of the applicant to develop a planned district that would include mixed-use buildings, neighborhood commercial-scaled buildings, and a variety of residential unit types throughout the development. A draft Plan of Services is included as an attachment. This draft considers the uses contemplated for the site, provides guidance for how the city could serve the properties being studied, and notes any additional infrastructure that would be required for new development.

This property is in the Mayes Creek Drainage Basin, which was identified as a midterm priority growth area per the Annexation Capabilities Study, which was recently updated and presented at several BOMA Work Sessions during the Fall of 2024. The lack of sewer infrastructure in this vicinity of the UGB, the need for a new fire station in the area, and potential roadway improvements factored into the midterm designation.

In addition to a new Fire and EMS station, the draft Plan of Services notes that the number of Police Officers that cover the area would need to increase, that additional Fire personnel and equipment would be necessary, and that additional Sanitation and Environmental Services (SES) man-power and equipment would be needed to serve the area being studied. The applicant shall work with the city to identify an appropriate fire station site containing at least 3 acres near the intersection of SR-96E and North Chapel Road. The city should agree to the location, and the land should be dedicated to the city before the issuance of any certificates of occupancy. Residential fire sprinkler systems shall also be required in all newly constructed homes that are not served within a 5-minute average response time by the city of Franklin. The applicant should provide a fire flow report conducted by the utility district or fire sprinkler contractor as soon as possible to help determine a baseline for the fire flow in this area, and where water is available, and before issuing any certificates of occupancy, the applicant shall confirm the presence of fire hydrants every 1,000 feet along SR-96E from the existing city limits to the limits of the properties requested for annexation.

The properties lie within the Milcrofton Utility District and would need to follow their guidance on extending water infrastructure. City sewer infrastructure would need to be extended by approximately 20,050 linear feet of force main, 6,727 linear feet of 18" gravity interceptor, and 5,649 linear feet of 24" gravity interceptor to serve the properties, and extension of the necessary sewer infrastructure would cost approximately 45 million dollars, by staff's calculations. Depending on the timing of the development and that of the new south plant, Redwing Pump Station improvements may also be required. Any infrastructure requirements, including lengths of force mains and interceptors, are approximate and subject to and dependent on the final layout and design of the development. The applicant has indicated to staff that they would like to explore utilizing an Infrastructure Development District under the Tennessee Residential Infrastructure Development Act of 2024 as a potential funding option for necessary infrastructure to support the development.

The draft Plan of Services identifies that access will be provided to the properties from Murfreesboro Road, with the submittal of an access management plan. Street improvements will be needed in the area, and a traffic impact study is required to be submitted for review prior to submitting a development plan for approval. Required street improvements shall be determined as part of the traffic impact study and development plan. There are significant failures in and around the Highway 96 and I-65 interchange. This part of the city causes weekly complaints from citizens. The development of this property will increase failure and at this time, staff is unable to support any additional development at this location until major improvements are made to the roadway infrastructure in and/or around the interchange. Additionally, functional design plans have been drawn by the City of Franklin showing connectivity to the intersection of Trinity Road and Big Sky Lane. The development of this property shall incorporate this planned connection. As required per state law, an interlocal agreement with Williamson County will also be needed to provide a plan for emergency services for any interceding properties and to maintain roads and bridges comprising the primary route to the properties.

In staff's analysis, there are many considerations to annexation of the properties being studied. There are both public and private investments that would need to be made to provide City infrastructure to the properties and to provide an equitable level of City services, as outlined in this report and in the draft Plan of Services. This is consistent with staff's studies from the Williamson County Growth Plan Update and the Annexation Capability Study, which show that all short and midterm growth areas identified in Franklin's UGB require significant investment for continued growth of the City. Each growth area identified in the Annexation Capability Study (West Basin, Goose Creek Basin, Mayes Creek Basin, etc) presents certain growth challenges. In the case of the Mayes Creek Basin, the challenges include that (1) noncontinuous annexation will likely be necessary if growth is desired in this basin; (2) the properties being studied are critical for the extension of City sewer into the Mayes Creek Basin and other future annexations and developments within this basin will likely be dependent on whether these properties are annexed into the City and served by City sewer; and (3) due to the distance from existing city facilities and service areas, the Mayes Creek Basin requires more investment in emergency services and SES services, should growth occur there.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-102, if BOMA would like these properties to be further studied with the intent of potentially annexing them into the City in the future.

RESOLUTION 2024-102

A RESOLUTION TO INITIATE A STUDY AT THE REQUEST OF THE PROPERTY OWNER FOR A PLAN OF SERVICES FOR A POTENTIAL FUTURE ANNEXATION OF 493.87 ACRES, LOCATED ALONG THE NORTH AND SOUTH SIDES OF MURFREESBORO ROAD, EAST OF NORTH CHAPEL ROAD, AND WEST OF TRINITY ROAD.

WHEREAS, North Chapel, LLC, R&S Rental Property, LLC, Brentwood Inn, North Chapel Baseball, LLC, Reese L. Smith, ET AL, Ravenswood, LP, and Wilson Pike, LLC, (Owners) of property located at near the intersection of Murfreesboro Road and N. Chapel Road (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property not adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

WHEREAS, this resolution shall not bind the City to later annex the Property and this resolution is not approving a plan of service; and

WHEREAS, *Tennessee Code Annotated* § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located east of N. Chapel Road and west of Wilson Pike, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
088-01400	10.22
088-01900	76.17
099-01806	20.96
088-01801	184.14
088-01805	30.03
088-01802	94.14
087-03800	78.21
Total	493.87

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

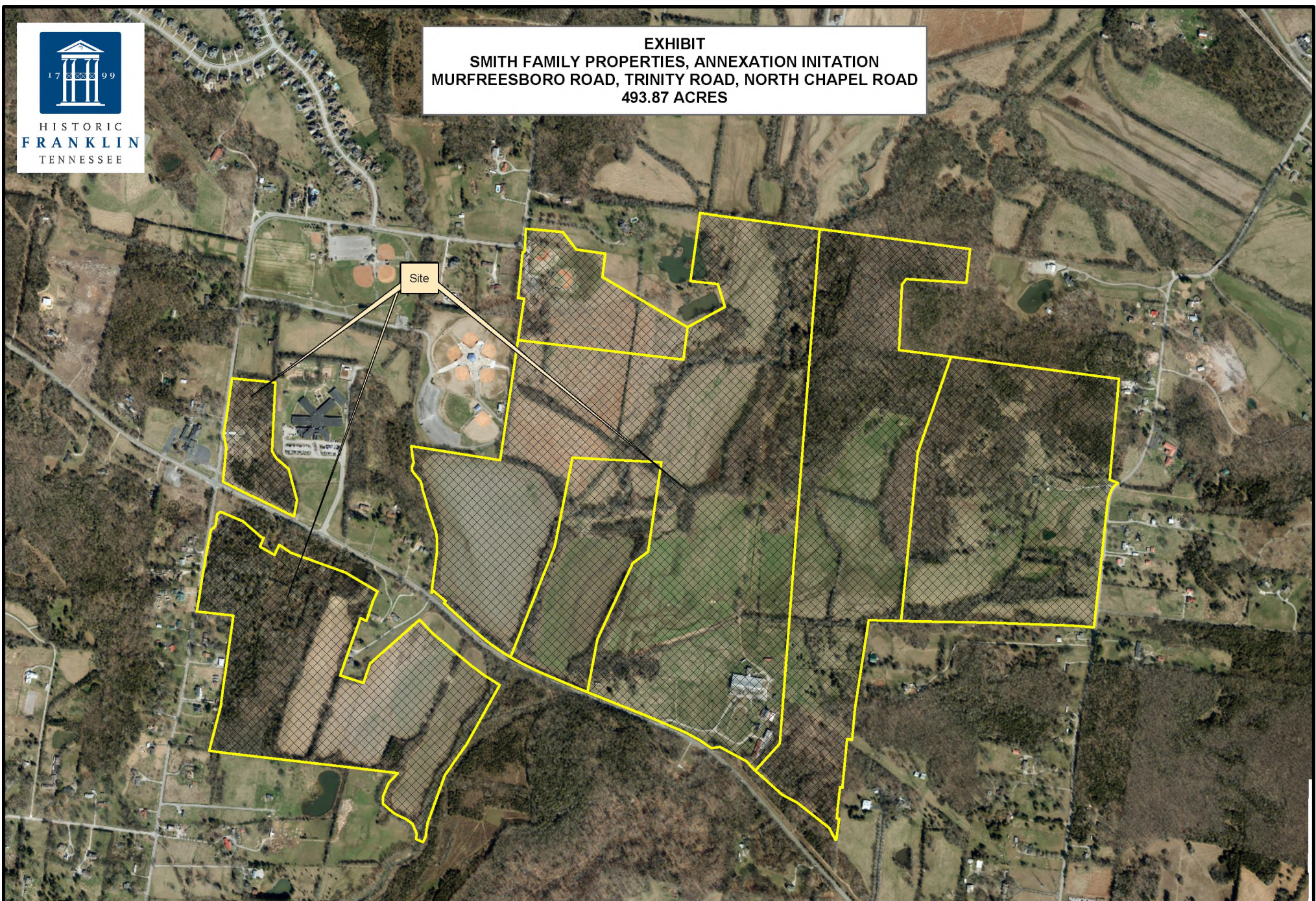
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney



EXHIBIT
SMITH FAMILY PROPERTIES, ANNEXATION INITIATION
MURFREESBORO ROAD, TRINITY ROAD, NORTH CHAPEL ROAD
493.87 ACRES



Legend

 Smith Family Properties  Limits



0 250 500 1,000

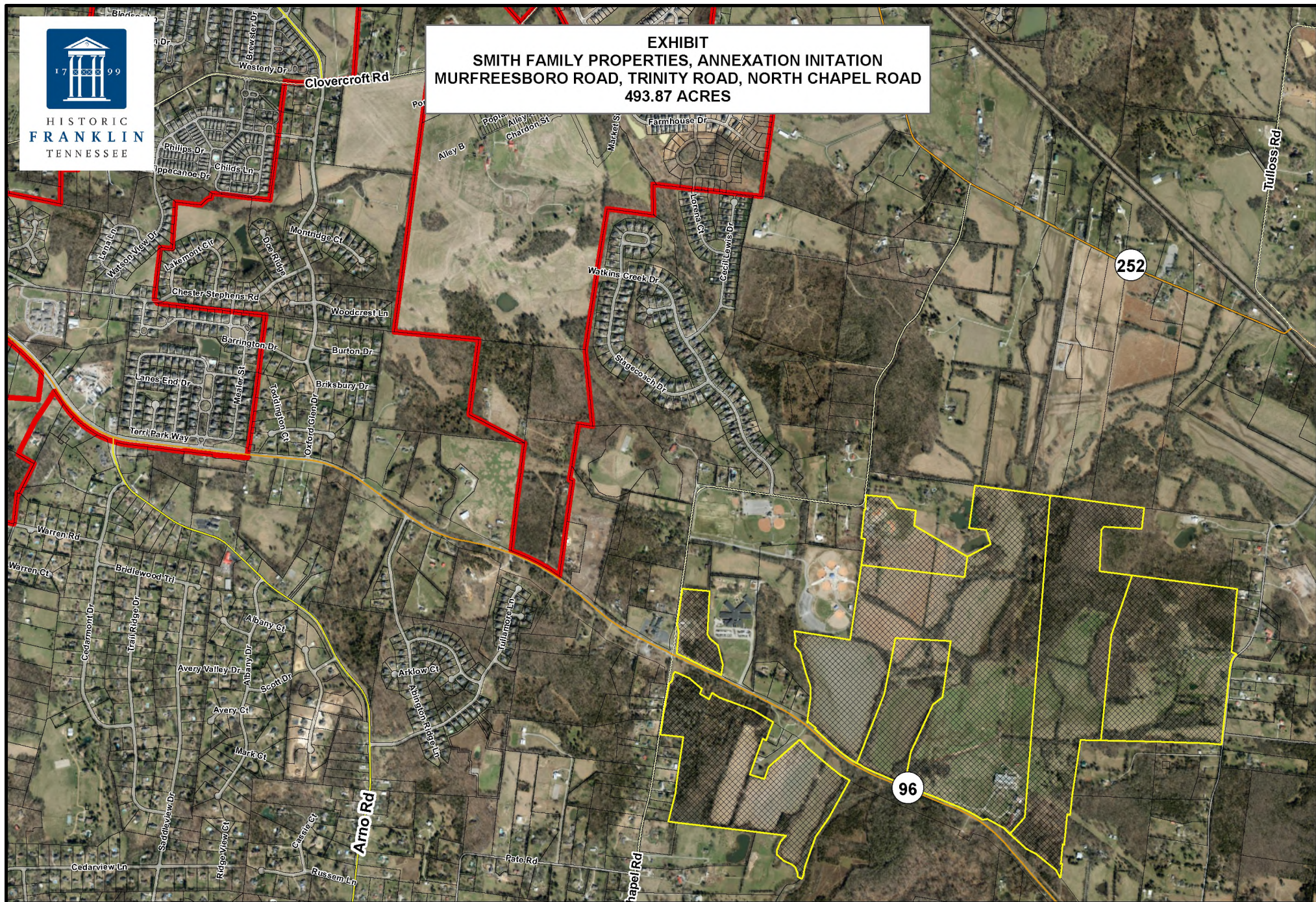


Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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EXHIBIT
SMITH FAMILY PROPERTIES, ANNEXATION INITIATION
MURFREESBORO ROAD, TRINITY ROAD, NORTH CHAPEL ROAD
493.87 ACRES



Legend

 Smith Family Properties  City Limits



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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DRAFT Plan of Services Exhibit B

The Properties are located East of N. Chapel Road and West of Wilson Pike, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
088-01400	10.22
088-01900	76.17
099-01806	20.96
088-01801	184.14
088-01805	30.03
088-01802	94.14
087-03800	78.21
Total	493.87

Map-Parcel	Acres
79-05500	7.06
79-05505	25.3
Total	32.36

A. Water

1. The Properties are located within the Milcrofton service area.
2. Water availability shall be approved and provided through the Milcrofton Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Properties.

ISSUES TO CONSIDER:

- N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of these Properties, an extension of approximately 2 miles would be required to serve the Properties. For this reason, reclaimed water will not be required to be extended to the Properties.

ISSUES TO CONSIDER:

- N/A

C. Wastewater

1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a mixed-use subdivision.
3. The Owner shall be required to extend the interceptors to provide service to the Property, as well as installation of a regional sanitary sewer pump station and associated force main to the interceptor in the Simmons Ridge subdivision.

DRAFT Plan of Services Exhibit B

4. The City of Franklin Sanitary Sewer System Basin Plans show these as a 18-inch, 24-inch, and 36-inch interceptors. The off-site force main and pump station option previously identified showed a total of 20,050 linear feet of force main, 6,727 linear feet of 18" gravity interceptor, and 5,649 linear feet of 24" gravity interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *Sewer infrastructure would need to be extended approximately 20,050 linear feet of force main, 6,727 linear feet of 18" gravity interceptor, and 5,649 linear feet of 24" gravity interceptor to serve the property, and extension of the necessary sewer infrastructure would cost approximately 45 million dollars, by staff's calculations. The applicant has indicated to staff that they would like to explore utilizing an Infrastructure Development District under the Tennessee Residential Infrastructure Development Act of 2024 as a potential funding option for necessary infrastructure to support the development.*
- *Depending on timing of the development and the south plant, Redwing Pump Station improvements may also be required.*
- *Any infrastructure requirements, including lengths of force mains and interceptors, are approximate and subject to and dependent on the final layout and design of the development.*

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Properties develop, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road. An access management plan shall be provided with the development proposal of the property.
4. Unless waived by the Franklin Engineering Department, the Owner of the Properties shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

DRAFT Plan of Services Exhibit B

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Murfreesboro Road and North Chapel Road.*
- *Functional design plans have been drawn by the City of Franklin showing connectivity to the intersection of Trinity Road and Big Sky Lane. The development of this property shall incorporate this planned connection in their design.*
- *There are significant failures in and around the Highway 96 and I-65 interchange. This part of the city causes weekly complaints from citizens. The development of this property will increase failure and at this time, staff is unable to support any additional density at this location until major improvements are made to the roadway infrastructure.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER:

- N/A

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER:

- N/A

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER:

- N/A

I. Fire Protection

1. The Franklin Fire Department's present personnel and equipment will provide fire protection on and after the effective date of annexation. The current response will primarily be from Fire Station 6, 1061 Cool Springs Boulevard. No additional personnel or equipment will initially be necessary to serve the annexation area.
2. Applicant will provide an approximately 3-acre site for a Fire and EMS station located near Highway 96 E. and N. Chapel Rd to be determined at the development plan stage.

ISSUES TO CONSIDER:

- *The applicant shall work with the city to identify an appropriate site containing at least 3 acres near the intersection of SR-96E and North Chapel Road. The city shall agree to the location, and the land shall be dedicated to the city before the issuance of any certificates*

DRAFT Plan of Services Exhibit B

of occupancy within the annexed properties. The city shall determine the station's completion and staffing.

- *Residential fire sprinkler systems shall be installed and maintained in all newly constructed homes that are not contiguous to the city limits and are not served within a 5-minute average response time by the city of Franklin as determined at the time of site plan approval.*
- *Where water is available, and before issuing any certificates of occupancy, the applicant shall coordinate with the city and confirm the presence of fire hydrants every 1,000 feet along SR-96E from the existing city limits to the limits of the properties to be annexed.*
- *Fire and EMS station will be required to serve this annexation including 12 new personnel for a single Advanced Life Support Engine company.*
- *All new commercial development requires a minimum of 1500 gpm at 20psi above domestic demand. Residential fire flow requirements are based upon the International Fire Code and the home size. The water supply system should be redundant in design.*
- *The applicant/owner shall provide a fire flow report conducted by the utility district or fire sprinkler contractor as soon as possible to help determine a baseline for the fire flow in this area.*

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Much of this property is located within the Rural Reserve Design Concept which supports single-family residential uses on minimum half-acre lots and/or institutional uses with 50% open space preservation for new development. The Conservation Design Concept also covers a portion of the property along Mayes Creek which reflects land within the 100-year floodplain. There are two parcels located at the North Chapel Road and Murfreesboro Road intersection that have been designated with the Neighborhood Commercial Design Concept which supports a mix of active uses at key intersections that serve surrounding neighborhoods. Any future development concepts that vary from the Rural Reserve and Neighborhood Commercial Design Concepts would first require an amendment to the Envision Franklin Land Use Plan. If no plan amendment is requested, the parcels should be zoned to districts that match the proposed uses and density of the property.
3. Upon annexation, the Properties will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *This property is located within the Mayes Creek Basin which was identified as a mid-term priority growth area per the Annexation Capabilities Study found in Appendix C of Envision Franklin. The lack of sewer infrastructure in the vicinity, need for a new fire station, and potential roadway improvements factored into the mid-term designation. The subject parcels are not contiguous to any parcels within the city limits and much of the basin lies outside of the current city limits.*
- *Prior to considering zoning the property anything other than Agricultural or Estate Residential, it is anticipated that an Envision Franklin Plan Amendment would be requested. The applicant has shared their intent to request a change from the Rural*

DRAFT Plan of Services Exhibit B

Reserve Design Concept to the Village Green Design Concept. A Special Consideration for this site may also be needed depending on the applicant's design intent.

- *Currently the following Overlay Districts have been identified for this property and will affect future development: Floodway Fringe Overlay (FFO) District and Scenic Corridor Overlay (SCO) along Murfreesboro Road.*
- *Should the property be annexed, it would continue some odd city boundaries that would leave this property surrounded by county land.*
- *An interlocal agreement with the County would also need to be executed at the time of annexation.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances

ISSUES TO CONSIDER:

- N/A

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services would not be able to be provided services in an efficient response time without adding more people.

ISSUES TO CONSIDER:

- *The number of officers that cover the area would need to increase. The Police Department currently have 5 hires over what they are allowed to prepare for retirements, but with this increase they would probably look to increase their staff numbers.*

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER:

- *A significant portion of the property is located within the FEMA designated floodplain. Annexation would be bringing approximately 138 acres of floodplain into the City limits. Upon annexation, all floodplain development requirements of the City of Franklin will apply.*

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. ADDITIONAL LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES: The Sanitation and Environmental Services Department will begin providing services in the

DRAFT Plan of Services Exhibit B

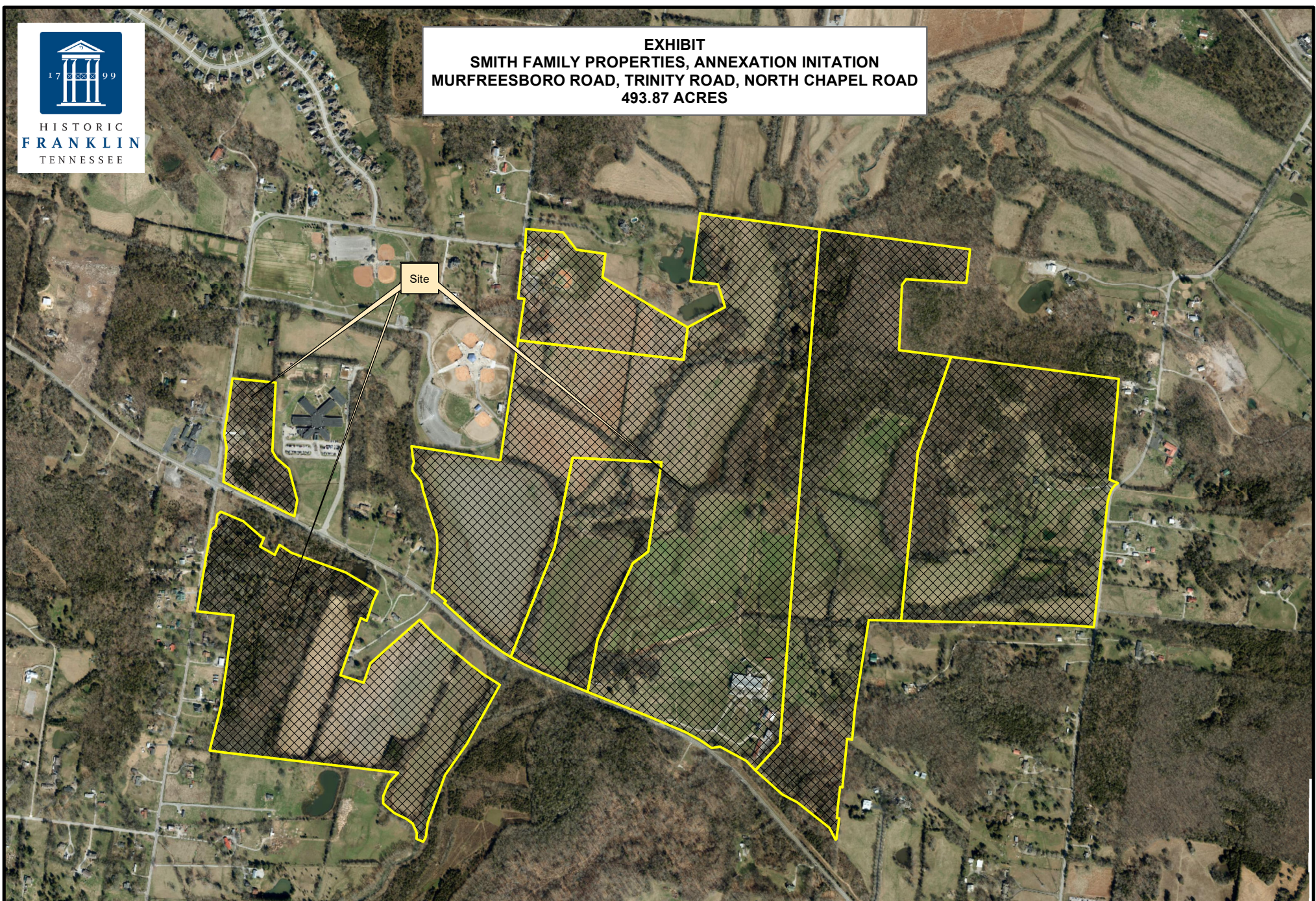
- annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *SES will need to add manpower and equipment as the development builds out.*



EXHIBIT
SMITH FAMILY PROPERTIES, ANNEXATION INITIATION
MURFREESBORO ROAD, TRINITY ROAD, NORTH CHAPEL ROAD
493.87 ACRES



Legend

 Smith Family Properties

 Limits



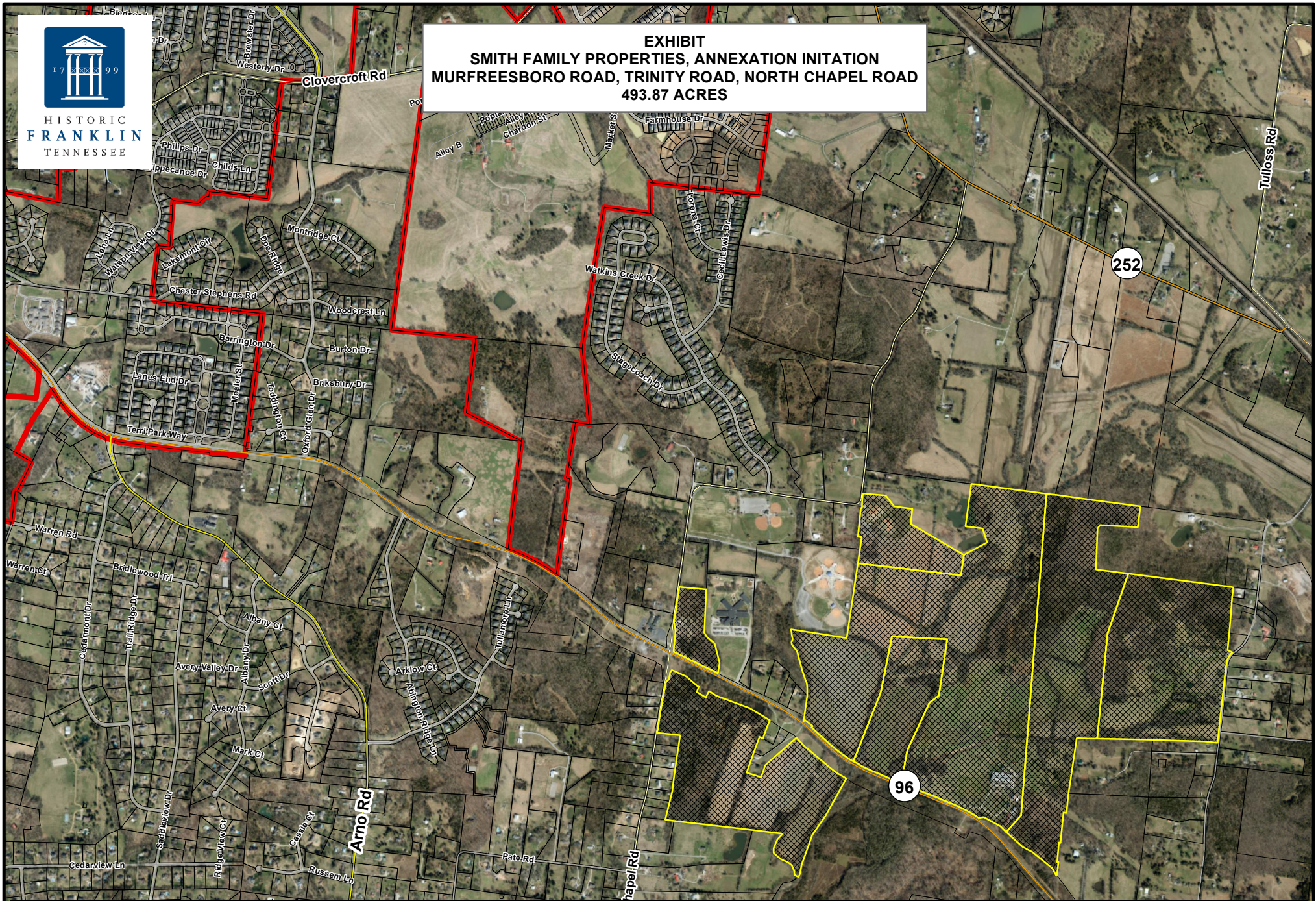
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Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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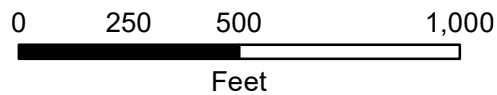


EXHIBIT
SMITH FAMILY PROPERTIES, ANNEXATION INITIATION
MURFREESBORO ROAD, TRINITY ROAD, NORTH CHAPEL ROAD
493.87 ACRES



Legend

-  Smith Family Properties
-  City Limits



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Tools & Features Demonstration Site



Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Centerlines
 - <all other values>
 - INTERSTATE
 - ACCESS
 - LOCAL STREETS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - NO NAME
 - UNCLASSIFIED
 - PRIVATE
- Rivers
- Aerial Photo.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 9,453

Notes

This map was automatically generated using Geocortex Essentials.

0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



SMITH PROPERTY

FRANKLIN, TENNESSEE

December 2024

Requested Land Use Plan Amendment

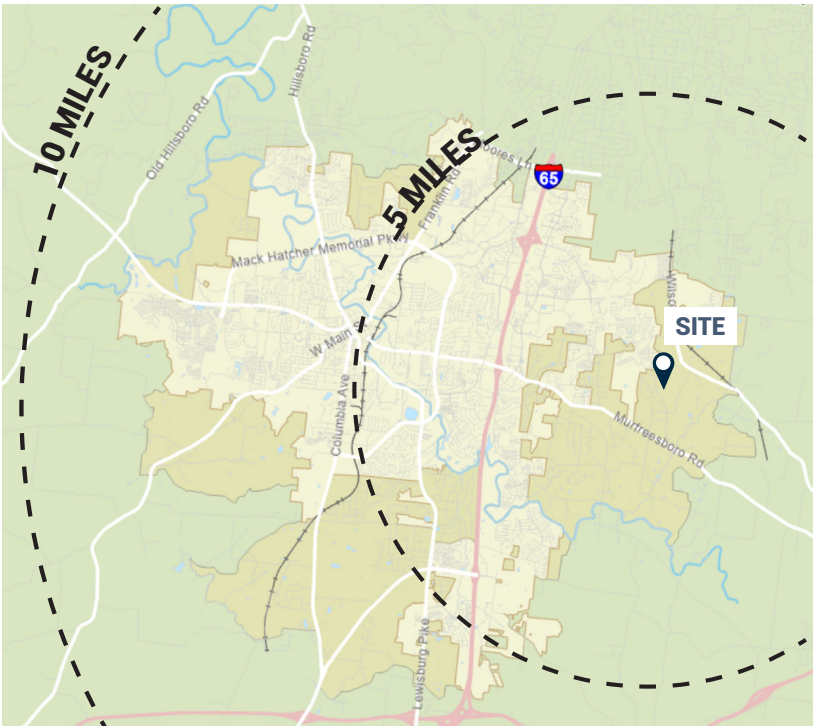


SITE LOCATION

The Ravenswood Farm has been held within the Smith Family for over forty years. During this time, it has served as a working farm with family members residing on the property. The property consists of 494.21 total acres.

With time comes transition within families. The elders of the Smith Family, Reese, Steve and Mark, have a vision for this property to be developed in a manner reflective of their stewardship for the land and as a testament to forward-thinking development practices.

The family welcomes partnering with the City of Franklin to create a memorable gateway to the community on its eastern corridor. This proposal offers teh opportunity to create a legacy project for the Smith family that would also establish a revenue generating base for the City within its' eastern growth boundary. Given that this is one of the largest remaining undeveloped properties within the Mayes Creek basin, it presents a unique opportunity to assist with the extension of utility infrastructure to the area that will be capable of supporting future growth along one of Franklin's major arterial corridors for years to come.

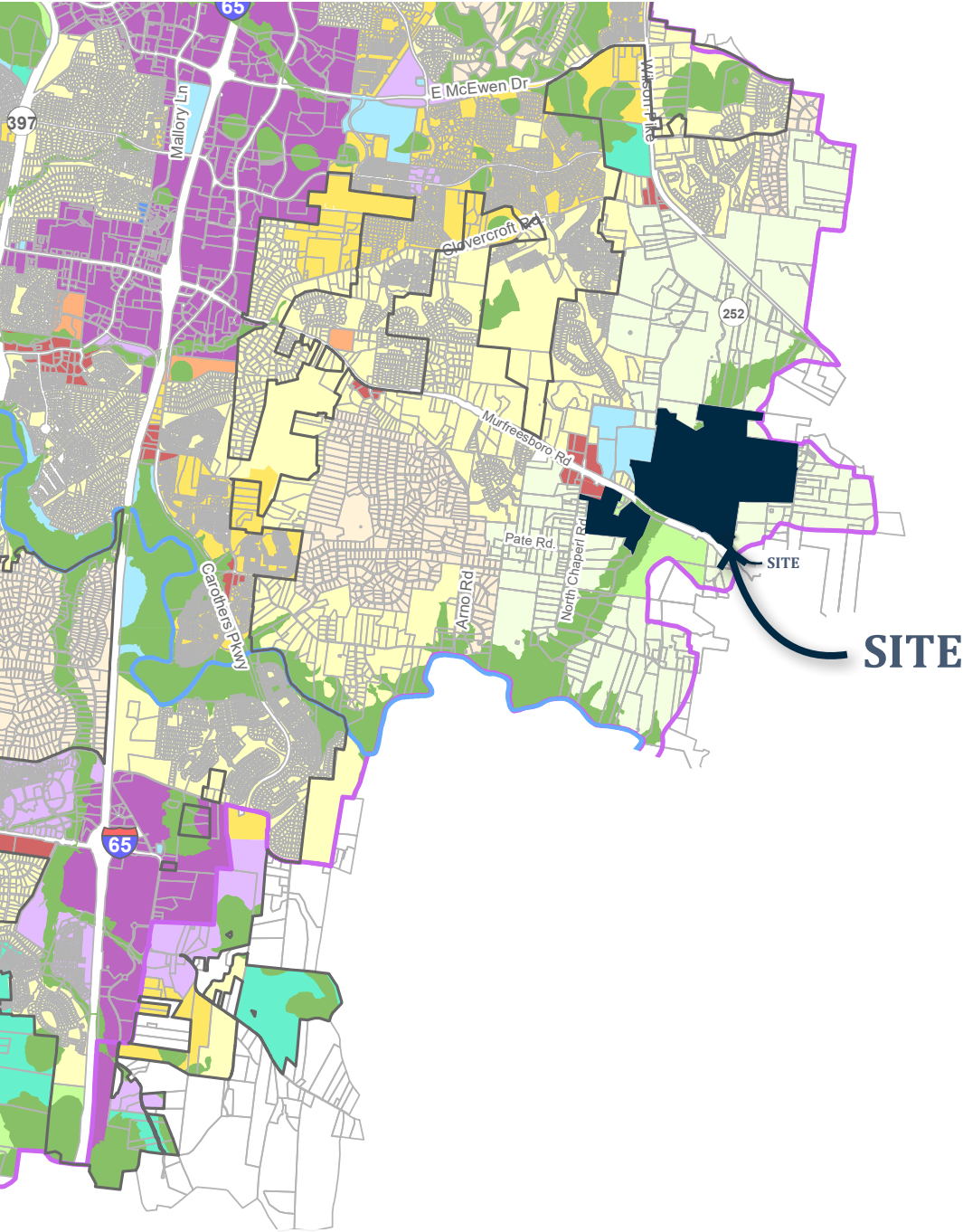


CITY OF FRANKLIN MAP

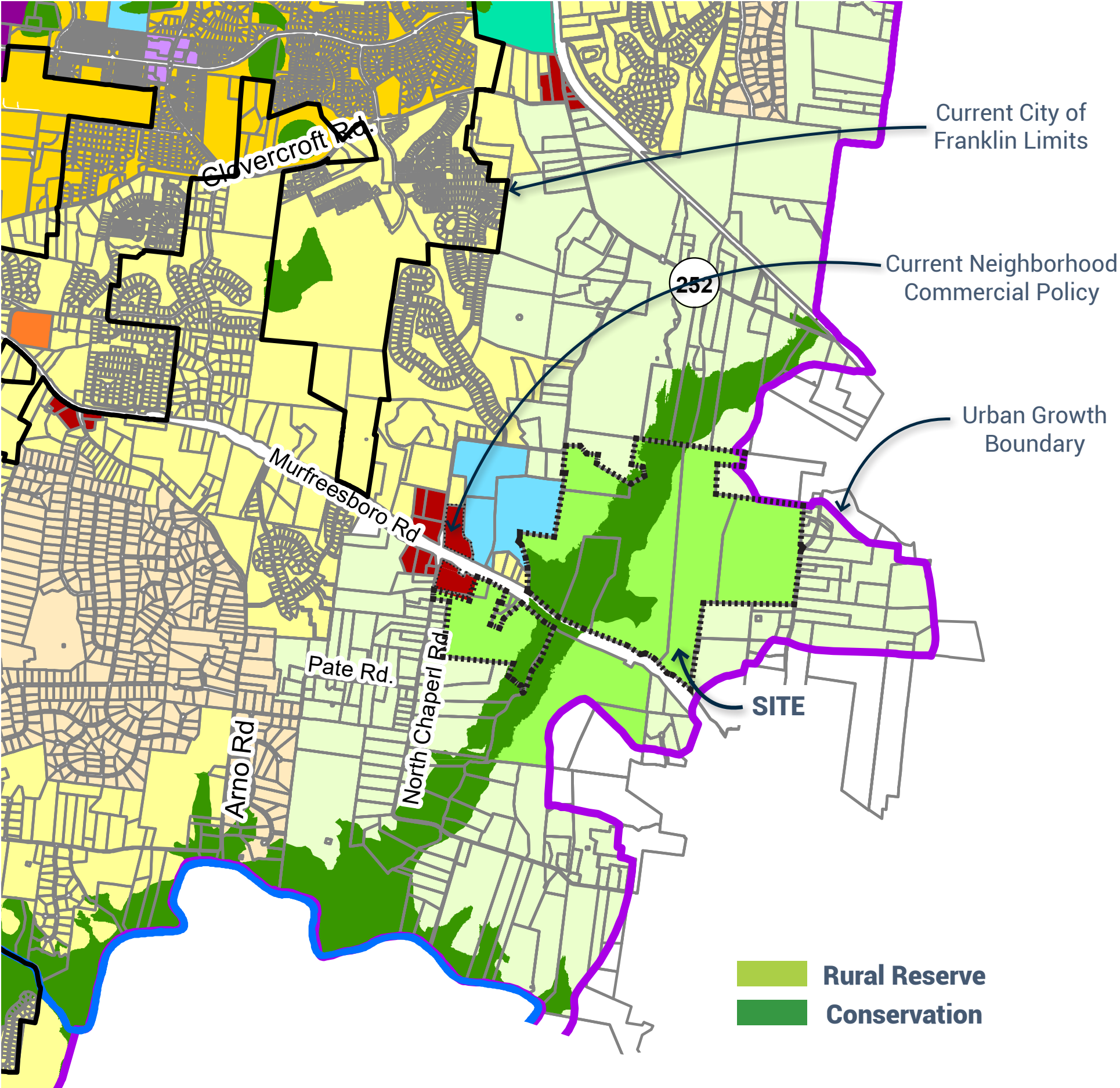


SITE MAP

CURRENT LAND USE POLICY

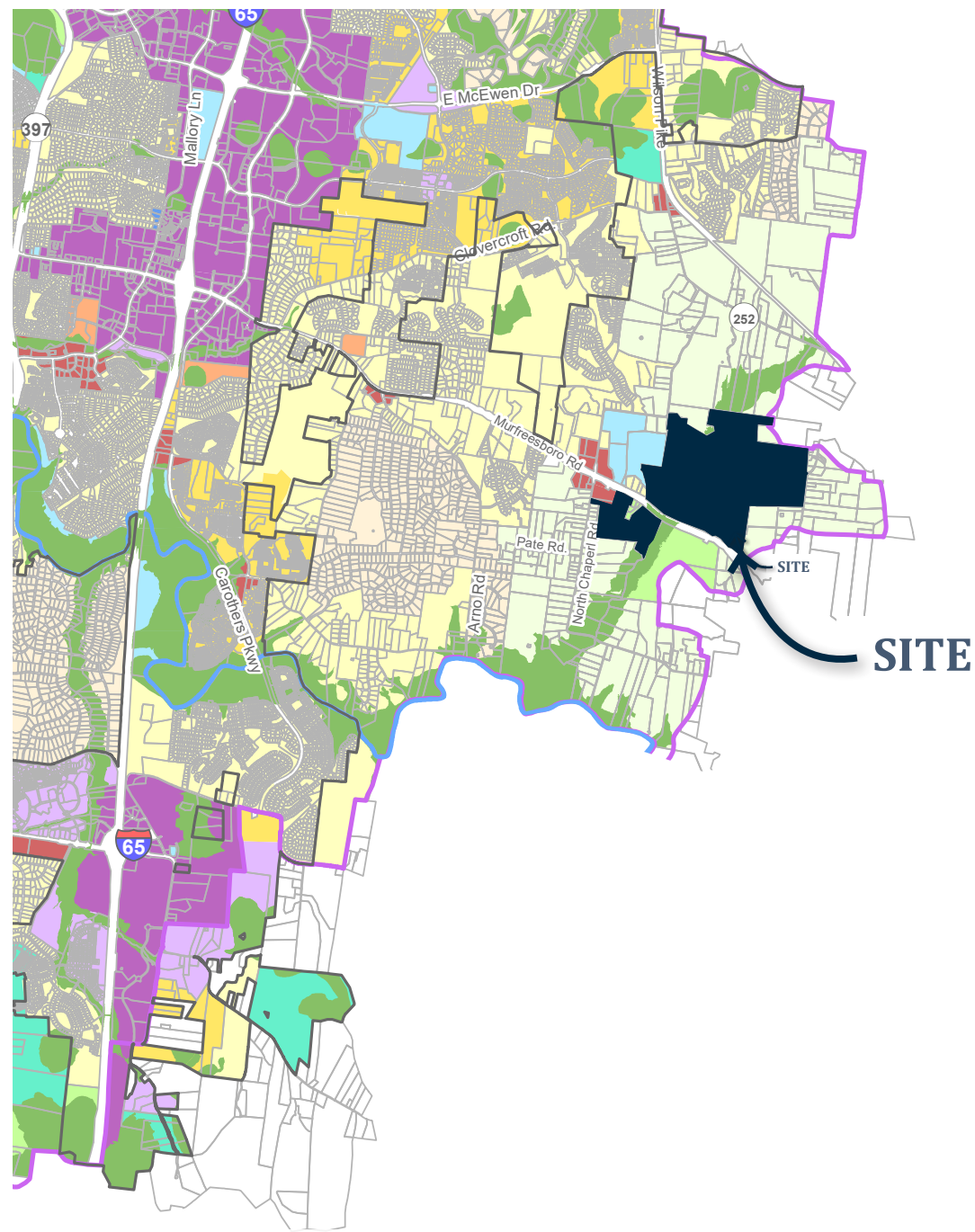


LAND USE MAP

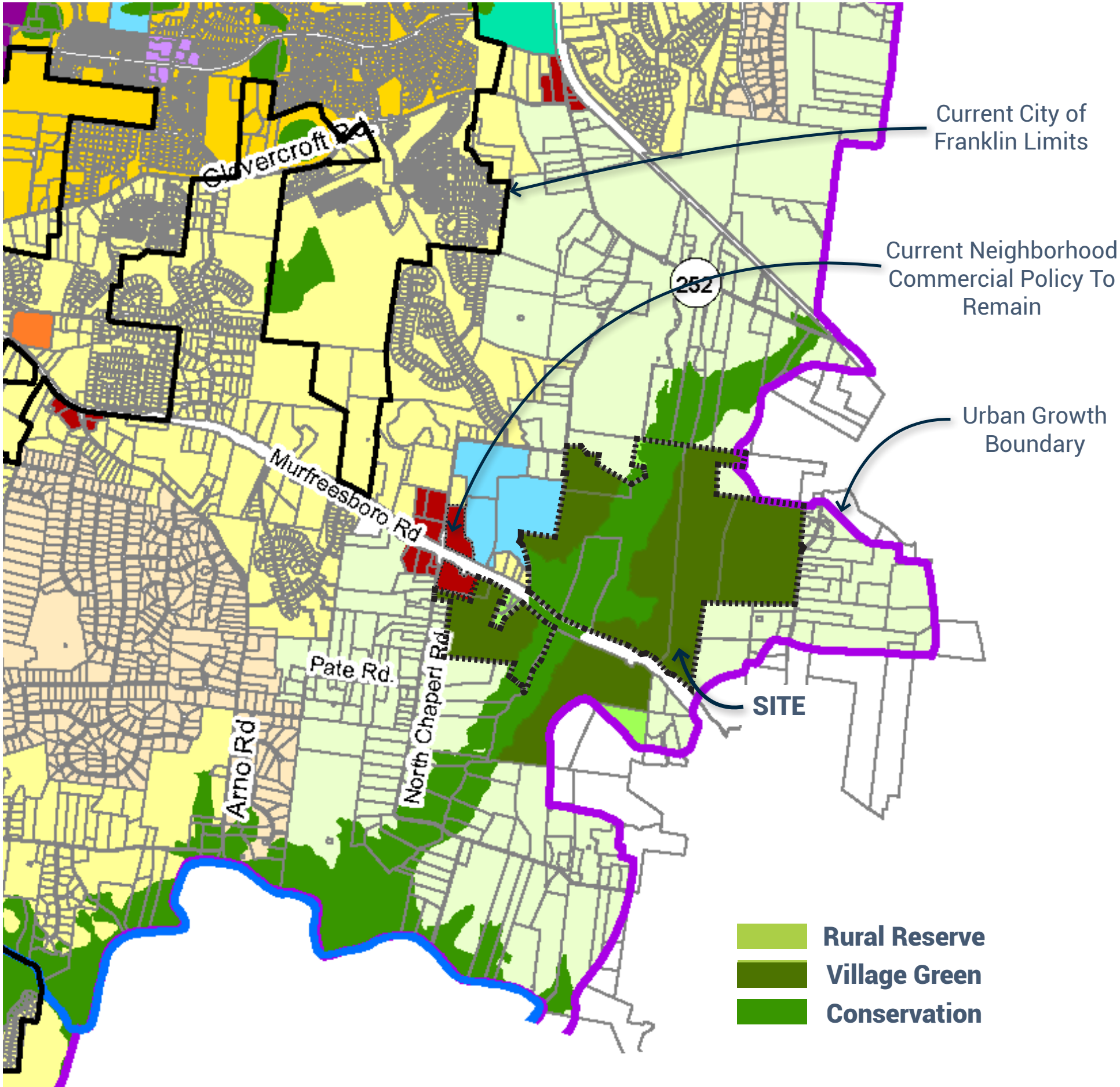


CURRENT ENVISION FRANKLIN LAND USE POLICY MAP

PROPOSED LAND USE POLICY



LAND USE MAP



PROPOSED ENVISION FRANKLIN LAND USE POLICY MAP

DESIGN PRINCIPLES



GATEWAY

Create an 'Eastern Gateway' into the City of Franklin that embraces its agrarian heritage – similar to Westhaven on the City's western border.

Preserve and enhance the rural aesthetic of the area.
Maintain a minimum setback along Hwy. 96 to preserve trees and meadows within the immediate view shed.

Murfreesboro Road/State Route 96 is one of the last undefined gateways into the City of Franklin. The following iconic developments currently anchor other arterial gateways to the City - Westhaven, Berry Farms, and Fieldstone Farms.



OPEN SPACE

Create neighborhoods that are vibrant and pedestrian friendly with an interconnected trail system open to public use. The Village Green policy would require the preservation of 70% of the property in conservation area combined with passive and activated open space.

Approximately 332.46 acres of parks, open space, common areas and amenities.

Over 4-miles of trails, sidewalks and multi-use trails.

Connection to neighborhood commercial via pedestrian pathway crossing below Murfreesboro Road.

SITE DATA:	
TOTAL ACREAGE:	474.94 +/- AC.
TOTAL CONSERVATION ACREAGE PROVIDED:	332.50 +/- AC.



LEGEND:

DEVELOPED AREA

CONSERVATION AREA

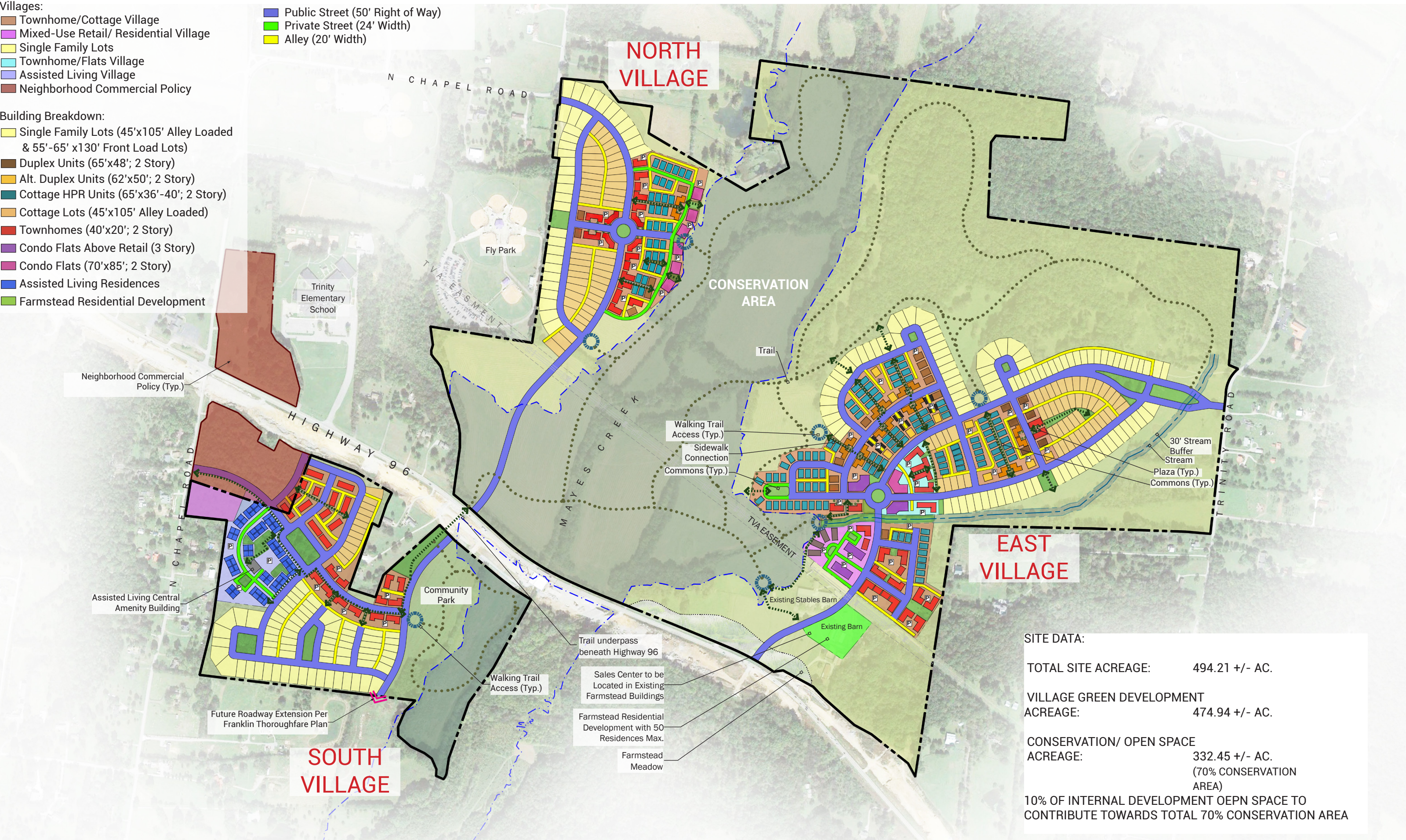
SITE DATA:

STREET LEGEND

- Villages:
- Townhome/Cottage Village
 - Mixed-Use Retail/ Residential Village
 - Single Family Lots
 - Townhome/Flats Village
 - Assisted Living Village
 - Neighborhood Commercial Policy

- Building Breakdown:
- Single Family Lots (45'x105' Alley Loaded & 55'-65' x130' Front Load Lots)
 - Duplex Units (65'x48'; 2 Story)
 - Alt. Duplex Units (62'x50'; 2 Story)
 - Cottage HPR Units (65'x36'-40'; 2 Story)
 - Cottage Lots (45'x105' Alley Loaded)
 - Townhomes (40'x20'; 2 Story)
 - Condo Flats Above Retail (3 Story)
 - Condo Flats (70'x85'; 2 Story)
 - Assisted Living Residences
 - Farmstead Residential Development

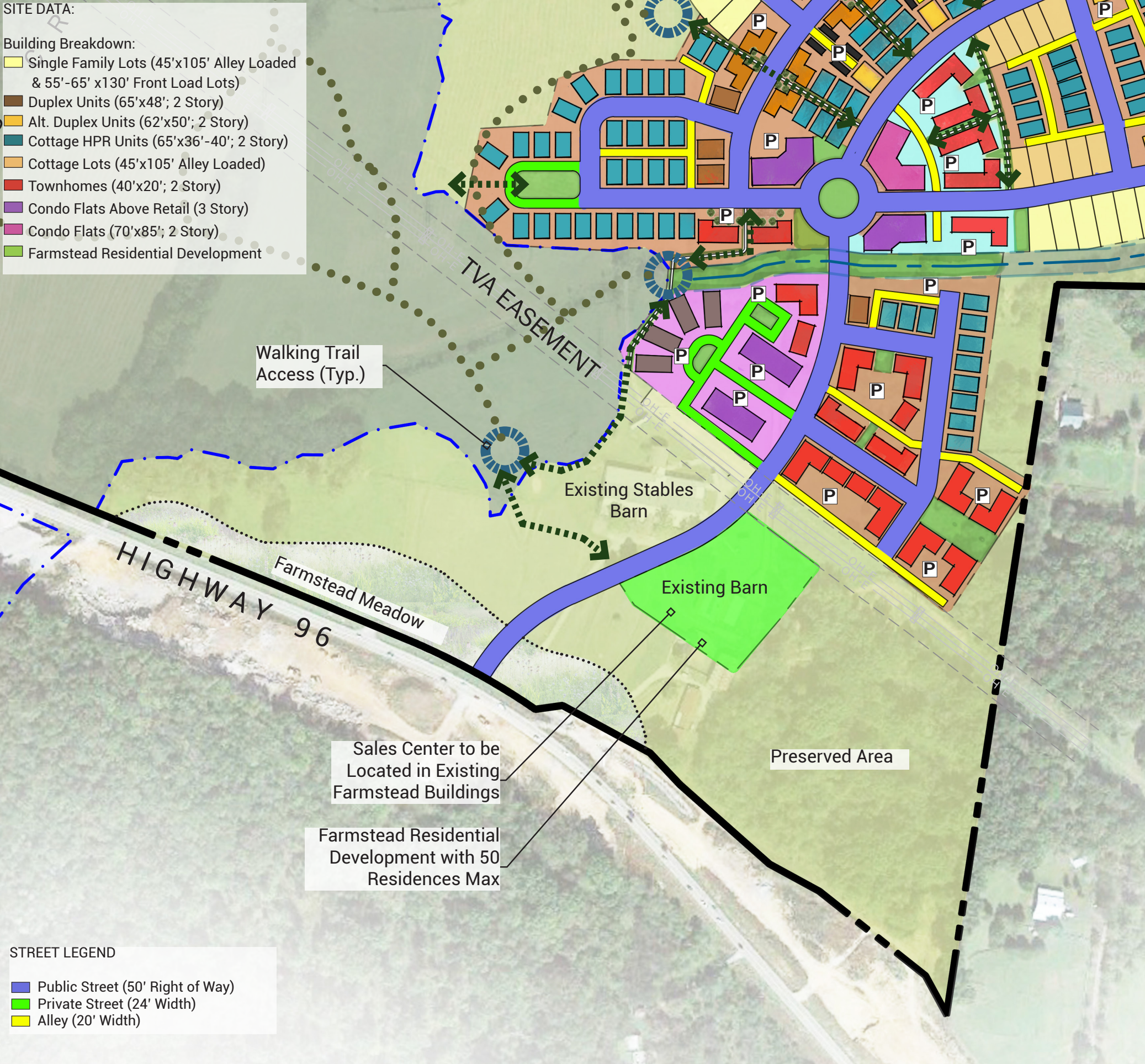
- Public Street (50' Right of Way)
- Private Street (24' Width)
- Alley (20' Width)

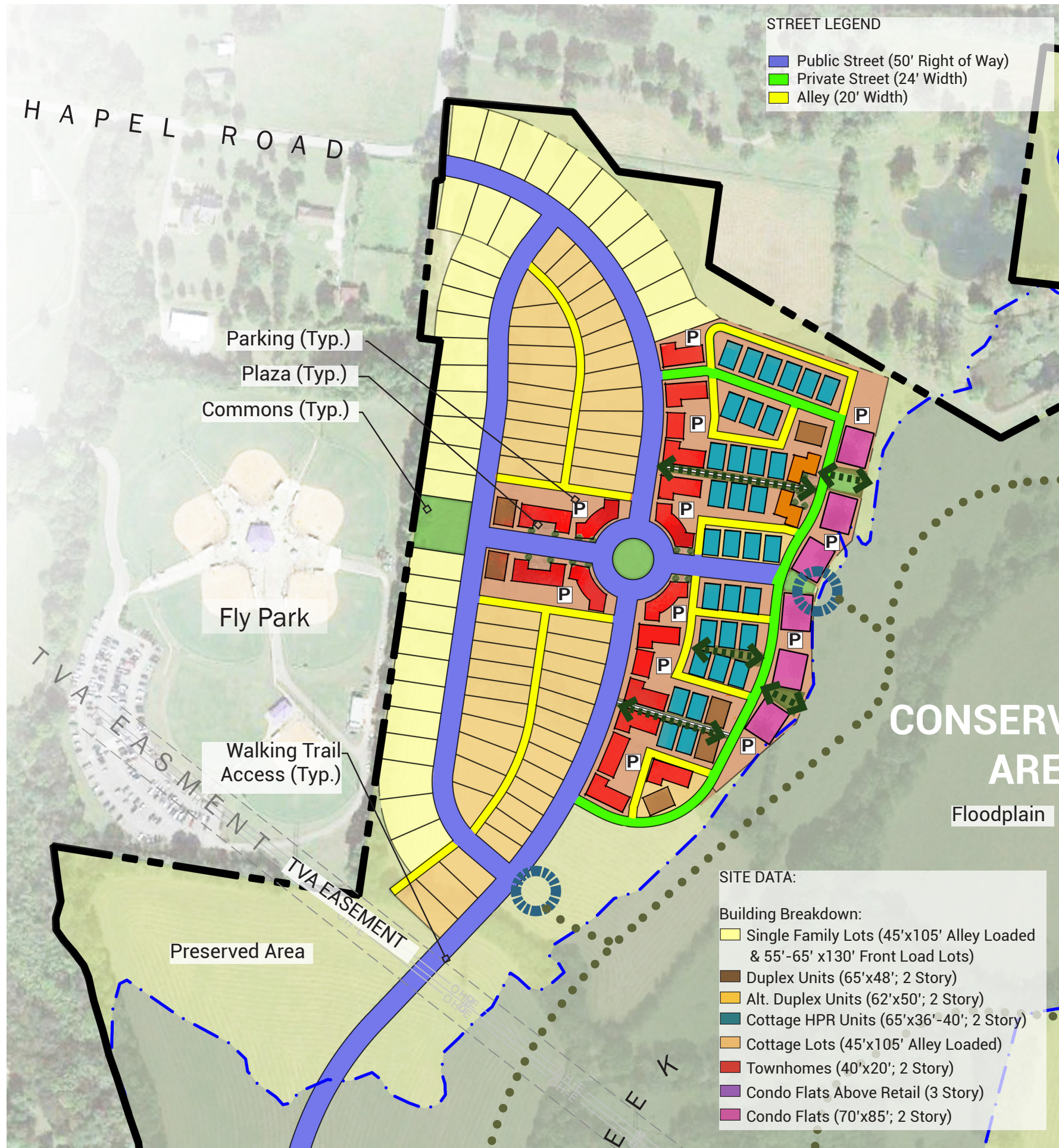


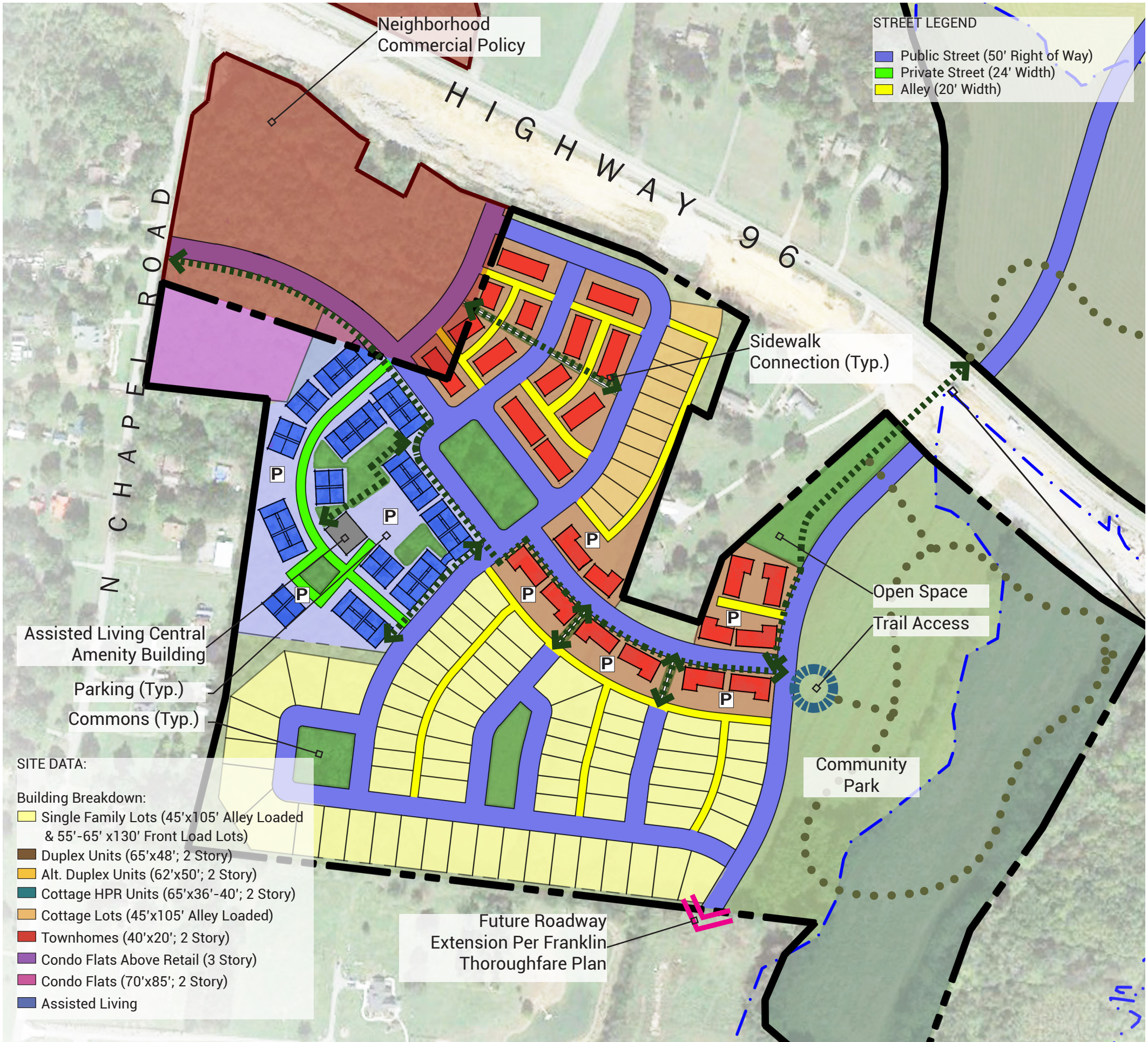
SITE DATA:	
TOTAL SITE ACREAGE:	494.21 +/- AC.
VILLAGE GREEN DEVELOPMENT ACREAGE:	474.94 +/- AC.
CONSERVATION/ OPEN SPACE ACREAGE:	332.45 +/- AC. (70% CONSERVATION AREA)
10% OF INTERNAL DEVELOPMENT OEPN SPACE TO CONTRIBUTE TOWARDS TOTAL 70% CONSERVATION AREA	



EAST VILLAGE_NORTH









File #: 21-0353

DATE: June 12, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

Consideration Of Ordinance 2024-47, An Ordinance To Add Reference To The Design Criteria For Water Infrastructure And Design Criteria For Wastewater Infrastructure For Design Of Water, Sewer, And Reclaimed Infrastructure, And Additional Availability Changes As Adopted By Reference In Title 18 Of The Franklin Municipal Code

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the addition of design criteria reference to the City's Municipal Code.

BACKGROUND/STAFF COMMENTS:

The Tennessee Department of Environment and Conservation (TDEC) would like the City to add design criteria that requires new development adhere to the minimum standards as required by the State of Tennessee for design of water and sewer infrastructure. Water Management staff used the Tennessee design criteria as a minimum, and in conjunction with the existing technical specifications, created a design criteria for the City that meets the standards by which public infrastructure should be designed.

This Ordinance will adopt that design criteria into Chapter 18 of the City's Municipal Code and will require development projects to adhere to these standards on all publicly accepted infrastructure. Acceptance of these design criteria's will also allow the Water Management Department to continue the standard of delegated authority, allowing key engineers in the Water Management Department to approve plans rather than requiring State of Tennessee approval.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-47 adding design criteria for water and wastewater infrastructure into the City's Municipal Code.

ORDINANCE 2024-47

**AN ORDINANCE AMEND TITLE 18, CHAPTER 1, SECTION 18-110 AND
TITLE 18, CHAPTER 2, SECTIONS 18-204 AND 18-209 TO ADD REFERENCE
TO THE DESIGN CRITERIA FOR WATER INFRASTRUCTURE AND DESIGN
CRITERIA FOR WASTEWATER INFRASTRUCTURE FOR DESIGN OF
WATER, SEWER, AND RECLAIMED INFRASTRUCTURE, AND ADDITIONAL
AVAILABILITY**

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to adopt the use of the "General Requirements and Technical Specifications, Water Management Department, City of Franklin, Tennessee", into Title 18, Chapter 1, Section 18-110, Chapter 2, Section 18-209, and Chapter 4, Section 18-411, to provide uniform engineering and technical standards for water, sanitary sewer, and reclaimed water main line design and construction projects respectively within the City; and

WHEREAS, the City of Franklin Water Management Department has created design criteria to govern the design of water, sewer, and reclaimed infrastructure that will be added to the public infrastructure maintained by the City of Franklin; and

WHEREAS, the Tennessee Department of Environment and Conservation requires that additional design criteria be added to a Board approved document outlining the design requirements for water, sewer, and reclaimed infrastructure design; and

WHEREAS, adding text allowing for the City Administrator to appoint a designee to provide immediate letter of denial of sewer availability to residents when the property poses an unacceptable risk to public health, safety, and welfare will streamline availabilities when emergencies arise; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. The first paragraph of Franklin Municipal Code Section 18-110 shall be deleted in its entirety and replaced with the following:

All persons who undertake the design and construction of water lines located in, or affecting water service provided by the City of Franklin shall be designed according to the Design Criteria for Water Infrastructure and construction shall comply with the requirements and regulations set forth in the "General Requirements and Technical Specifications, Water Management Department, City of Franklin, Tennessee," latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution, copies of which may be purchased in the office of the city recorder.

SECTION II. Franklin Municipal Code Section 18-204 (5)(b) shall be deleted in its entirety and replaced with the following:

(5) Exceptions:

- (b) Immediately, but no instance more than ten days, in the opinion of the city administrator or his approved designee, conditions on the property pose an unacceptable risk to the public health, safety and welfare.

SECTION III. Franklin Municipal Code Section 18-209(1) shall be deleted in its entirety and replaced with the following:

- (1) All persons who undertake the design 2024-47
- (2) and construction of sewer lines located in or affecting sanitary sewer service provided by the City of Franklin shall be designed according to the Design Criteria for Wastewater Infrastructure and construction shall comply with the requirements and regulations set forth in the "General Requirements and Technical Specifications, Water Management Department, City, Tennessee," latest edition, along with any amendments, additions, or alterations that may hereafter be adopted by the board of mayor and aldermen by resolution, or the latest edition thereof or amendment thereto, copies of which may be purchased in the office of the city recorder. The final design and physical location of public sanitary sewer system infrastructure required to be installed by developers and become an asset of the city, shall be approved by the City of Franklin Water Management Department Director, or their designee.

SECTION IV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on second and final reading, the health, safety, and welfare of the citizens of Franklin, Tennessee, requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PASSED FIRST READING

PASSED SECOND READING:

ORDINANCE 2024-47

AN ORDINANCE TO ADD REFERENCE TO THE DESIGN CRITERIA FOR WATER INFRASTRUCTURE AND DESIGN CRITERIA FOR WASTEWATER INFRASTRUCTURE FOR DESIGN OF WATER, SEWER, AND RECLAIMED INFRASTRUCTURE, AND ADDITIONAL AVAILABILITY CHANGES AS ADOPTED BY REFERENCE IN TITEL 18 OF THE FRANKLIN MUNICIPAL CODE.

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to adopt the use of the "General Requirements and Technical Specifications, Water Management Department, City of Franklin, Tennessee", into Title 18, Chapter 1, Section 18-110, Chapter 2, Section 18-209, and Chapter 4, Section 18-411, to provide uniform engineering and technical standards for water, sanitary sewer, and reclaimed water main line design and construction projects respectively within the City; and

WHEREAS, the City of Franklin Water Management Department has created design criteria to govern the design of water, sewer, and reclaimed infrastructure that will be added to the public infrastructure maintained by the City of Franklin; and

WHEREAS, the Tennessee Department of Environment and Conservation requires hat additional design criteria be added to a Board approved document outlining the design requirements for water, sewer, and reclaimed infrastructure design; and

WHEREAS, adding text allowing for the City Administrator to appoint a designee to provide immediate letter of denial of sewer availability to residents when the property poses an unacceptable risk to public health, safety, and welfare will streamline availabilities when emergencies arise; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I: MUNICIPAL CODE SECTION 18-110. CONSTRUCTION OF WATER LINES

All persons who undertake the **design and** construction of water lines located in, or affecting water service provided by the City of Franklin shall **be designed according to the Design Criteria for Water Infrastructure and construction shall** comply with the requirements and regulations set forth in the "General Requirements and Technical Specifications, Water Management Department, City of Franklin, Tennessee," latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution, copies of which may be purchased in the office of the city recorder.

Upon completion of the construction of any such water line, and upon approval by the city, such water lines and mains shall become the property of the city. The persons paying the cost of constructing such lines and mains shall execute all written instruments required by the city that are necessary to

provide evidence of the city's ownership of such lines and mains. In consideration of such lines and mains being transferred to the city, the city shall incorporate said mains as an integral part of the city's water system and shall furnish water therefrom in accordance with this chapter.

When for cause shown, the board of mayor and aldermen determines that it is in the best interest of the water system and the general public to extend water service, without requiring strict compliance with this section, and/or the requirements of the standard water and sewer specifications, such extension may be constructed upon such terms and conditions as shall be approved by a majority of the members of the board of mayor and aldermen.

The authority to extend water service is permissive only, and nothing contained herein shall be construed as requiring the city to provide water service to any person or entity.

(Ord. No. 2018-26, § I, 6-26-2018)

SECTION II: MUNICIPAL CODE SECTION 18-204. USE OF PUBLIC SEWER AND SPETIC SYSTEMS WHERE PUBLIC SEWERS ARE PROVIDED

(5) Exceptions:

- (a) Immediately, but no instance more than ten days if the owner's private sewage disposal system no longer complies with the Williamson County Board of Health regulations or with Tennessee Code Annotated, §§ 68-221-401 et seq.; or
- (b) Immediately, but no instance more than ten days, in the opinion of the city administrator or **his approved designee**, conditions on the property pose an unacceptable risk to the public health, safety and welfare.

(Ord. No. 2020-32, 2-9-2021)

SECTION III. MUNICIPAL CODE SECTION 18-209. CONSTRUCTION OF SEWER LINES

- (1) All persons who undertake the **design and** construction of sewer lines located in or affecting sanitary sewer service provided by the City of Franklin shall **be designed according to the Design Criteria for Wastewater Infrastructure and construction shall** comply with the requirements and regulations set forth in the "General Requirements and Technical Specifications, Water Management Department, City, Tennessee," latest edition, along with any amendments, additions, or alterations that may hereafter be adopted by the board of mayor and aldermen by resolution, or the latest edition thereof or amendment thereto, copies of which may be purchased in the office of the city recorder. The final design and physical location of public sanitary sewer system infrastructure required to be installed by developers and become an asset of the city, shall be approved by the City of Franklin Water Management Department Director, or their designee.
- (2) Upon completion of the construction of any such sewer line and upon approval acceptance by the city, such sewer lines and mains shall become the property of the city. The persons paying the cost of constructing such lines and the mains shall execute all written instruments required by the city necessary to provide evidence of the city's ownership of such lines and mains. In consideration of such lines and mains being transferred to the city, the city shall incorporate said mains as an integral part of the city's sewer system and shall furnish sewer service therefrom in accordance with this chapter.

- (3) When for cause shown, the board determines that it is to the best interest of the collection system and the general public to extend sewer service without requiring strict compliance with this section, such extension may be constructed upon such terms and conditions as shall be approved by the board.
- (4) The authority to extend service is permissive only and nothing contained herein shall be construed as requiring the city to provide sewer service to any person or persons.

(Ord. No. 2020-32, 2-9-2021; Ord. No. 2021-02, § III, 4-13-2021)

SECTION IV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on second and final reading, the health, safety, and welfare of the citizens of Franklin, Tennessee, requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Angie Skarp
City Recorder

By: _____

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING

PASSED SECOND READING:



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-01383

DATE: December 18, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

*Consideration Of Resolution 2024-112, A Resolution Of Intent To Commence With The Planning, Design, Construction, And Eventually Operation Of A Six (6) Million Gallon Per Day Clean Water Facility Located In The Southern Portion Of The City Of Franklin Between Carothers Parkway And I-65N In The Southeast Municipal Complex

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning consideration of the a resolution to signify the Board of Mayor and Aldermen's support and intent to commence with the planning, design, construction, and eventual operation of a six (6) million gallon per day clean water facility located in the southern portion of the city.

BACKGROUND/STAFF COMMENTS:

The Board of Mayor and Aldermen has been presented with information that shows the city is continuing to grow beyond the existing capacity of the sixteen (16) million gallon per day (MGD) Water Reclamation Facility located on Claude Yates Drive and that investment in an additional facility in the southeastern part of the community is needed. For example, the Integrated Water Resource Plan completed in 2012 and recent growth management study efforts has shown that planning of a new clean water facility in the southeast part of our community will have a significant economic impact when a new facility is constructed to accommodate approved and anticipated growth. Staff is in the process of submitting a National Pollutant and Discharge Elimination System (NPDES) permit application that will include a six (6) MGD of river discharge to the Harpeth River and two (2) MGD of advanced treatment to augment the raw water reservoir. The six MGD facility is anticipated to be the first of three phases of build-out for the City's wastewater treatment capacity. The complexity associated with this type of project and, need to complete construction in a timing manner requires commitment from both elected officials and staff over multiple years.

FINANCIAL IMPACT:

The financial investment associated with this essential public infrastructure is significant and will be discussed in detail with the Board of Mayor and Aldermen as the project evolves.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-112 establishing the goal designing and constructing .

RESOLUTION 2024-112

A RESOLUTION OF INTENT TO COMMENCE WITH THE PLANNING, DESIGN, CONSTRUCTION, AND EVENTUALLY OPERATION OF A SIX (6) MILLION GALLON PER DAY CLEAN WATER FACILITY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF FRANKLIN BETWEEN CAROTHERS PARKWAY AND I-65 IN THE SOUTHEAST MUNICIPAL COMPLEX.

WHEREAS, population of the City of Franklin is continuing to grow beyond the existing capacity of the sixteen (16) million gallon per day (MGD) Water Reclamation Facility located on Claude Yates Drive, and;

WHEREAS, the Integrated Water Resource Plan completed in 2012 and recent growth management that includes planning of this clean water facility show that a significant economic impact would be received if a new facility is constructed to accommodate the anticipated growth, and;

WHEREAS, the submittal of a National Pollutant and Discharge Elimination System (NPDES) permit application is forthcoming and will include a six (6) MGD of river discharge to the Harpeth River and two (2) MGD of advanced treatment to augment the raw water reservoir, and;

WHEREAS, the Board of Mayor and Aldermen finds it is in the best interest of the City of Franklin to approve a resolution of intent that authorizes staff to continue to with the planning, design, construction, and eventually operation of the new Clean Water Facility, and;

WHEREAS, in the Board of Mayor and Aldermen approving a resolution of intent supports the eventual development of a six (6) million gallon per day clean water facility in the southern portion of the city, as described, and understands additional project details including financing options will periodically be presented to the Board of Mayor and Aldermen by city staff for guidance, and consideration, and approval, as require, and;

WHEREAS, the Board of Mayor and Aldermen believe that commencing with the planning, design, construction, and eventual operation of a six (6) million gallon per day clean water facility is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, approves Resolution 2024-112 that authorizes city staff to continue with the planning and design that supports the eventual development of a six (6) million gallon per day clean water facility in the southern portion of the city, as described, with the understanding and expectation additional project details including financing options will periodically be presented to the Board of Mayor and Aldermen for guidance, consideration, and approval to ensure its timely completion.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

CLEAN WATER FACILITY SIZING DISCUSSION

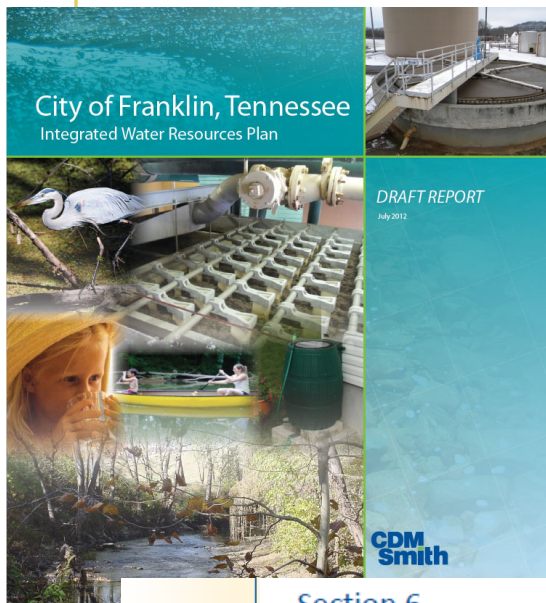
September 10, 2024

Michelle Hatcher, PE: Director of Water Management
Brian Goodwin, PE: Assistant Director Water Management

DISCUSSION TOPICS

- Integrated Water Resources Plan & southeast complex
- Population projections & growth expectations
- Existing Claude Yates facility capacity and growth demand
- Financial impacts
- Site layout
- Timeline
- Impacts to growth & development
- Recommendations & discussion

INTEGRATED WATER RESOURCES PLAN



Section 6 Recommendations and Conclusions

Section 6 • Recommendations and Conclusions

Initiate a toilet replacement program

Build the new south WWTP initially at 4.0 mgd capacity (2026) with provisions for build-out at 8.0 mgd (2040)

Completed in 2011 – implementable and broadly supported plan to meet Franklin’s water resources needs for the next 30 years.

Recommended improvements in each area that were feasibly implementable within the planning period of 30-years and is the framework used for planning and execution of strategic updates and projects.

Recommendations:

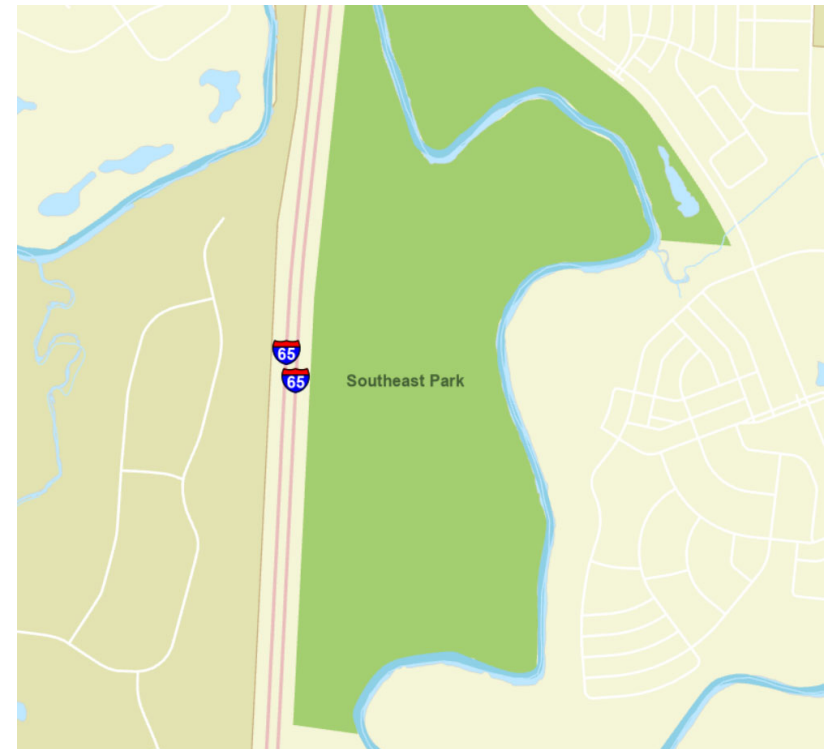
- Upgrade existing WRF to 16 MGD.
- Build a new south CWP initially at 4 MGD with provisions to a build-out of 8 MGD.

The plan projected growth and anticipated wastewater demand for the planning horizon of 2040.

SOUTHEAST SITE

The Southeast site was acquired prior to the completion of the IWRP, but the need for potential additional capacity was assessed and the SE parcel was identified.

Acquired for municipal purposes in May 2008.

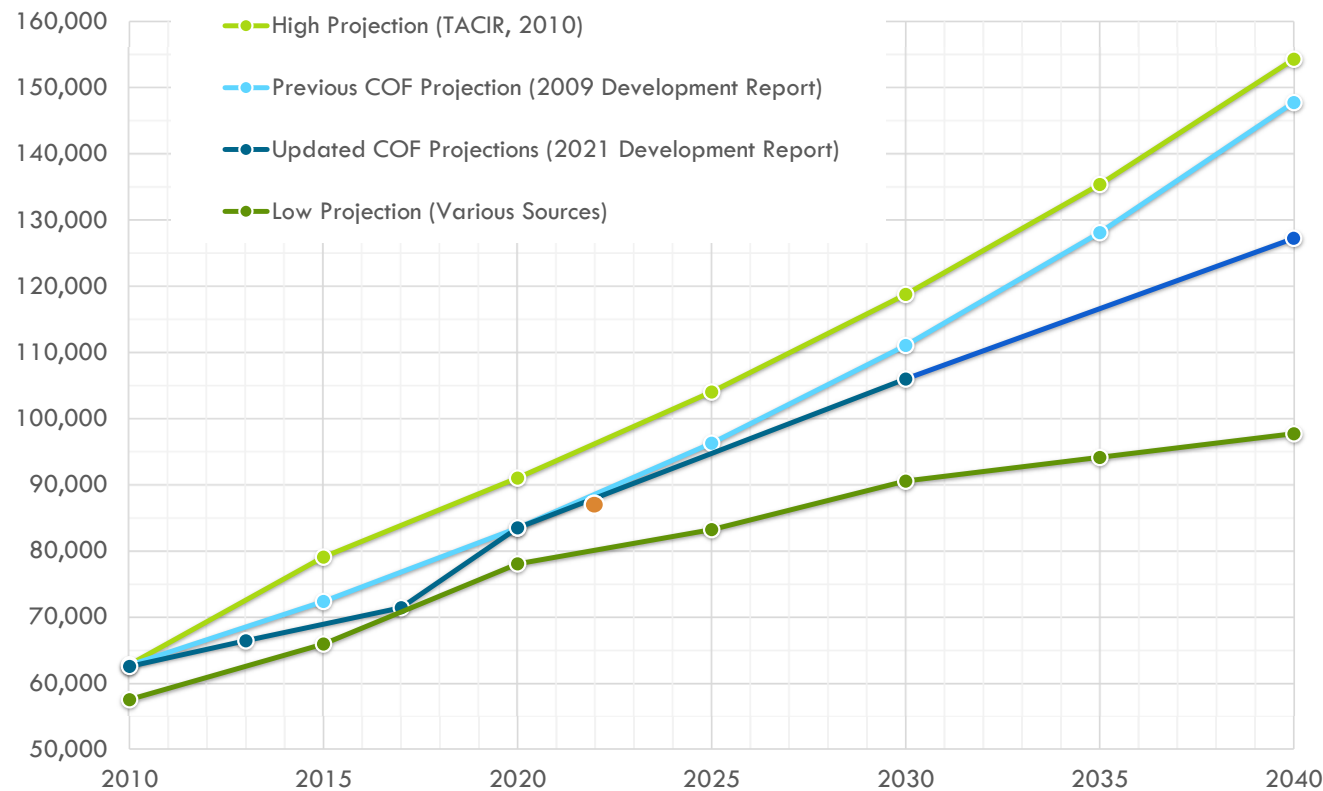


POPULATION PROJECTIONS

A portion of the IWRP was updated in February 2023 with population and demand projections.

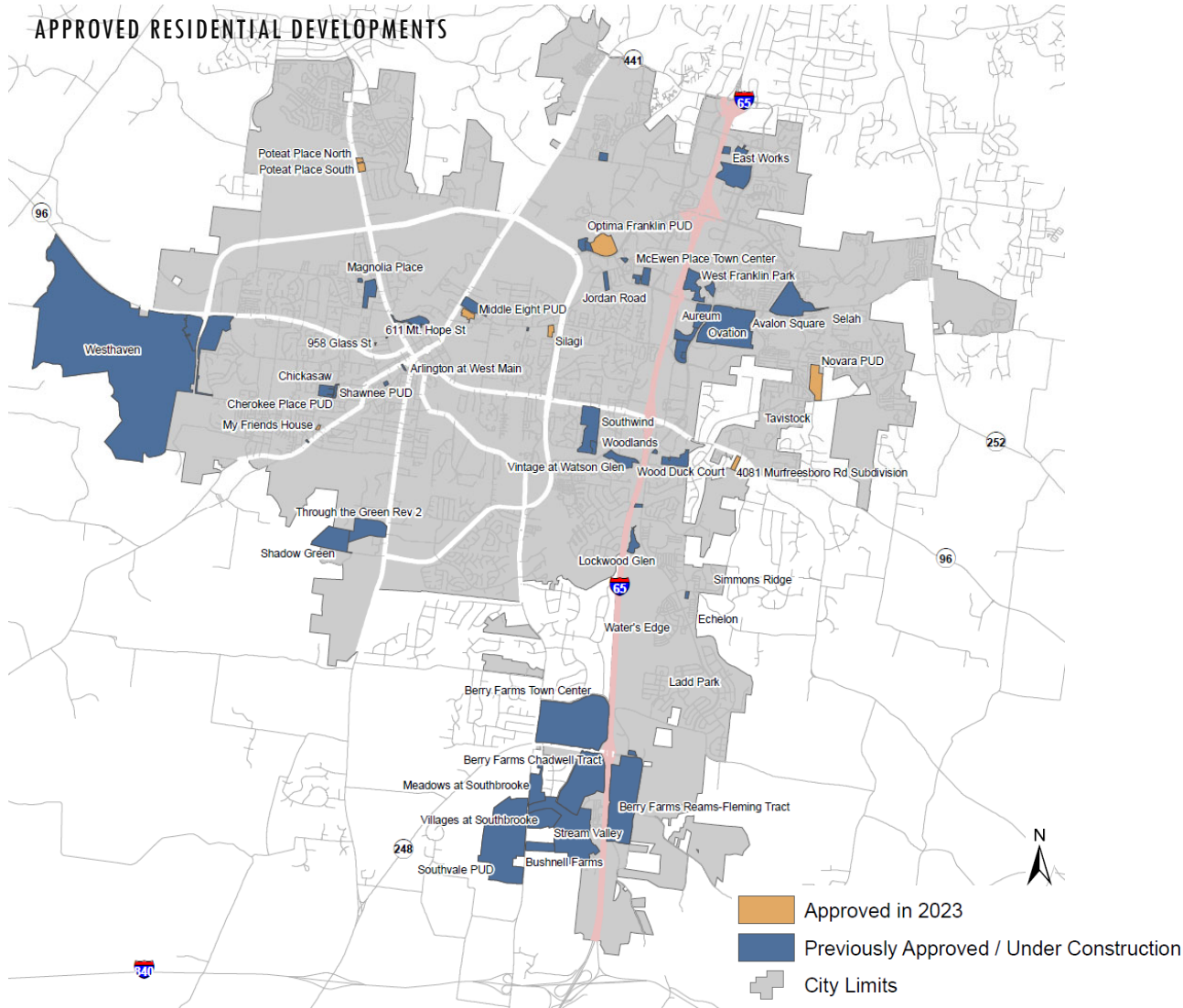
IWRP used 2.9% growth for 30-years

2021 Development Report used historic growth averages which is about 21,000/decade or 2,100 people/year.



Source: Integrated Water Resources Plan Update - Feb 2, 2023 (CDM Smith)

APPROVED RESIDENTIAL DEVELOPMENTS



GROWTH EXPECTATIONS

Significant growth occurring in Berry Farms and along Lewisburg Pike; future growth anticipated east of I-65 along Peytonsville Road

A mix of land preservation and development anticipated in the West Basin.

Continued redevelopment anticipated in the Cool Springs area

DEVELOPMENT CAPACITY

Evaluated Monthly Operational Reports (MORs) from 2012 – 2023 to determine available capacity.

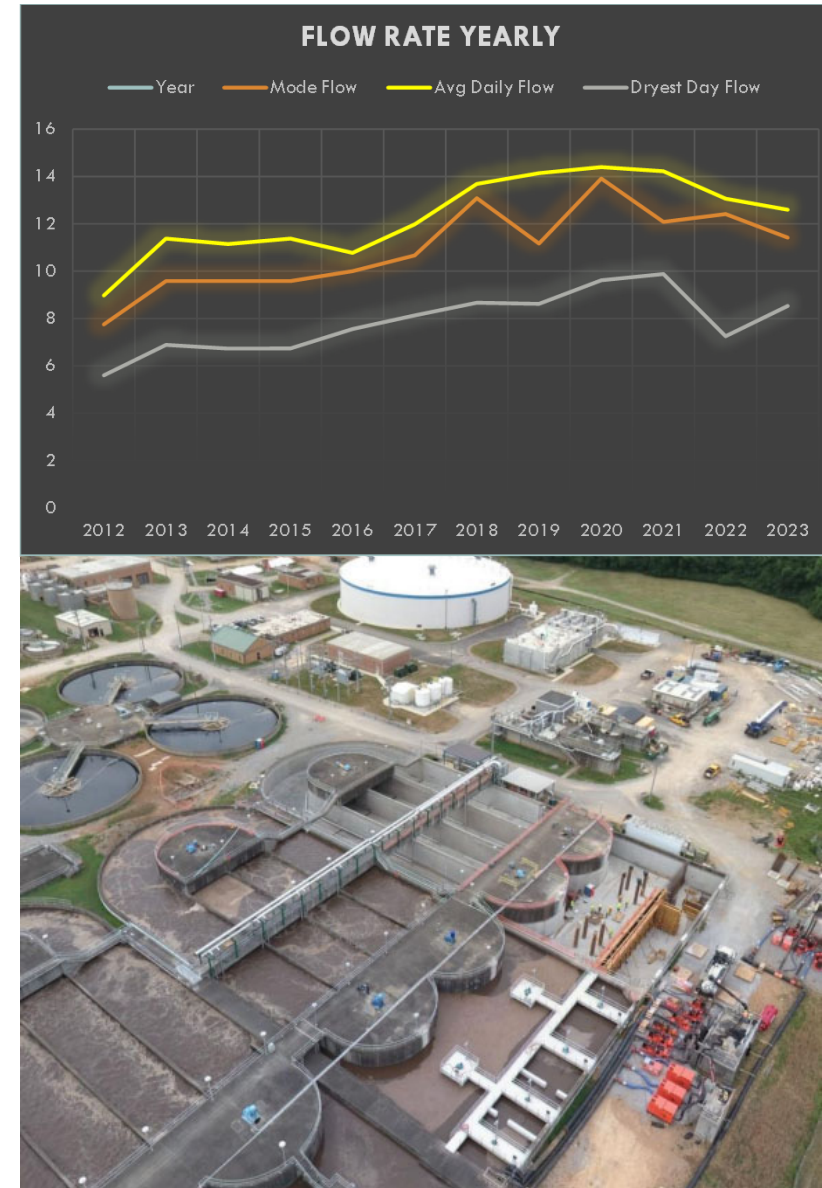
Evaluated built units from 2012 – 2023 to determine the change of units (residential & commercial) that can be used for trending.

Determined a demand per residential unit that includes non-residential demands based off of historical data.

Determined the remaining capacity at Claude Yates.

Determined available planning period based on remaining capacity.

4 MGD every 10 years at current growth rate

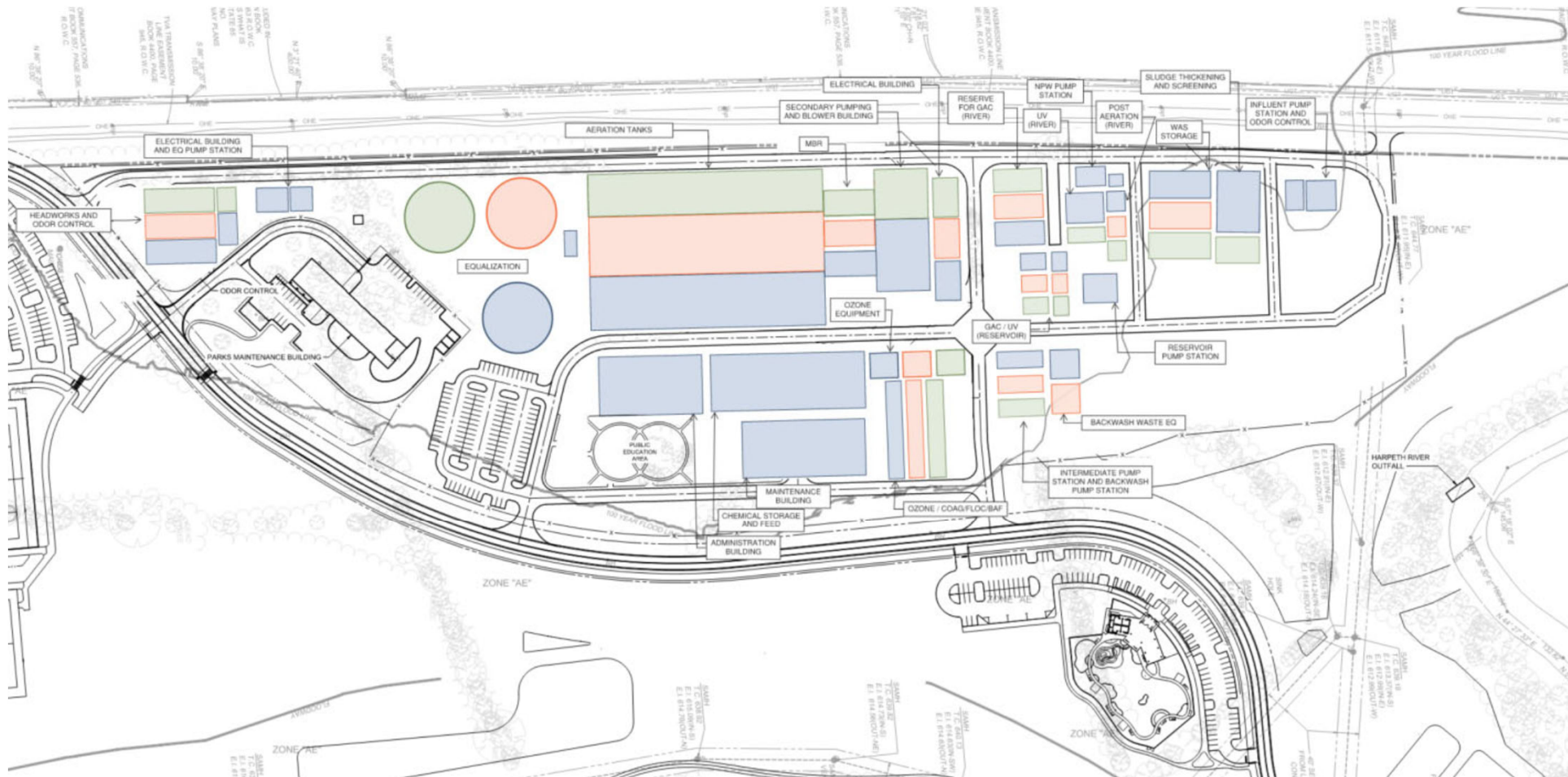


FINANCIAL IMPACTS

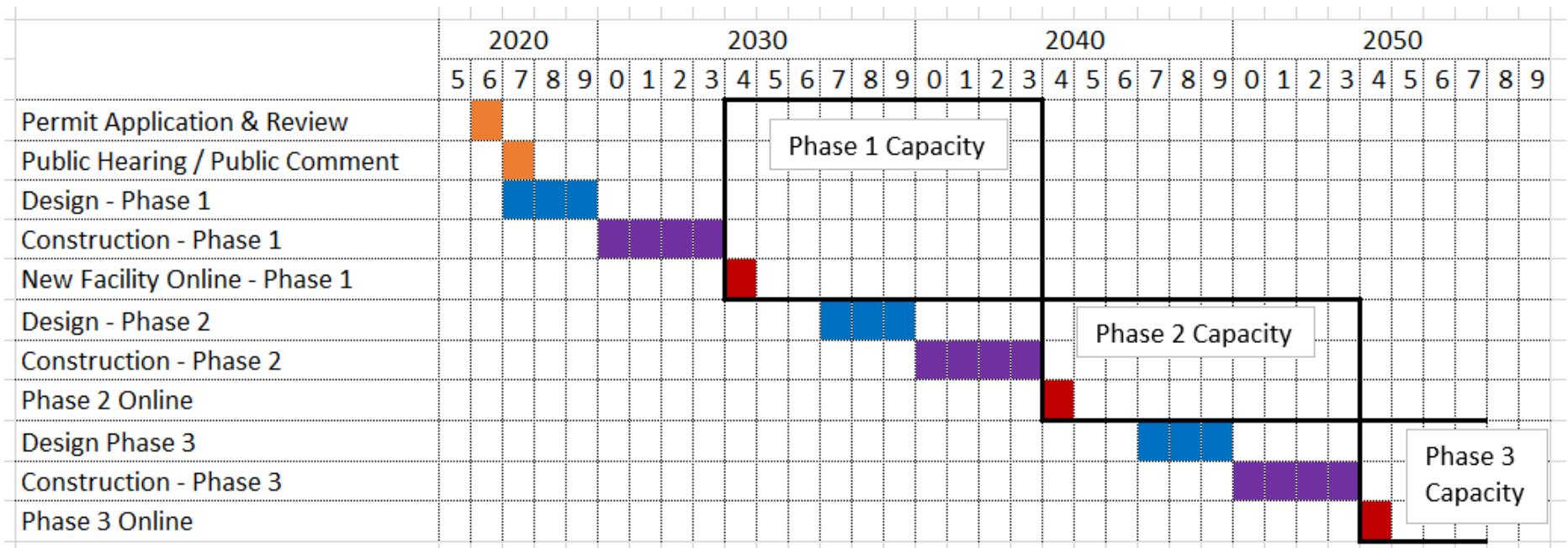
Alt.	Total Capacity	Reservoir Augmentation	Estimated Capital Cost (\$Millions)	Capacity Until (at current development rates)*
	Flow (mgd)	Flow (mgd)		
A	8	Up to 2	\$435	2049
B	6	Up to 2	\$325	2049
C	4	Up to 2	\$205	2039

*4 MGD every 10 years at current growth rate

PRELIMINARY SITE LAYOUT – 3 PHASE, 6 MGD/PHASE

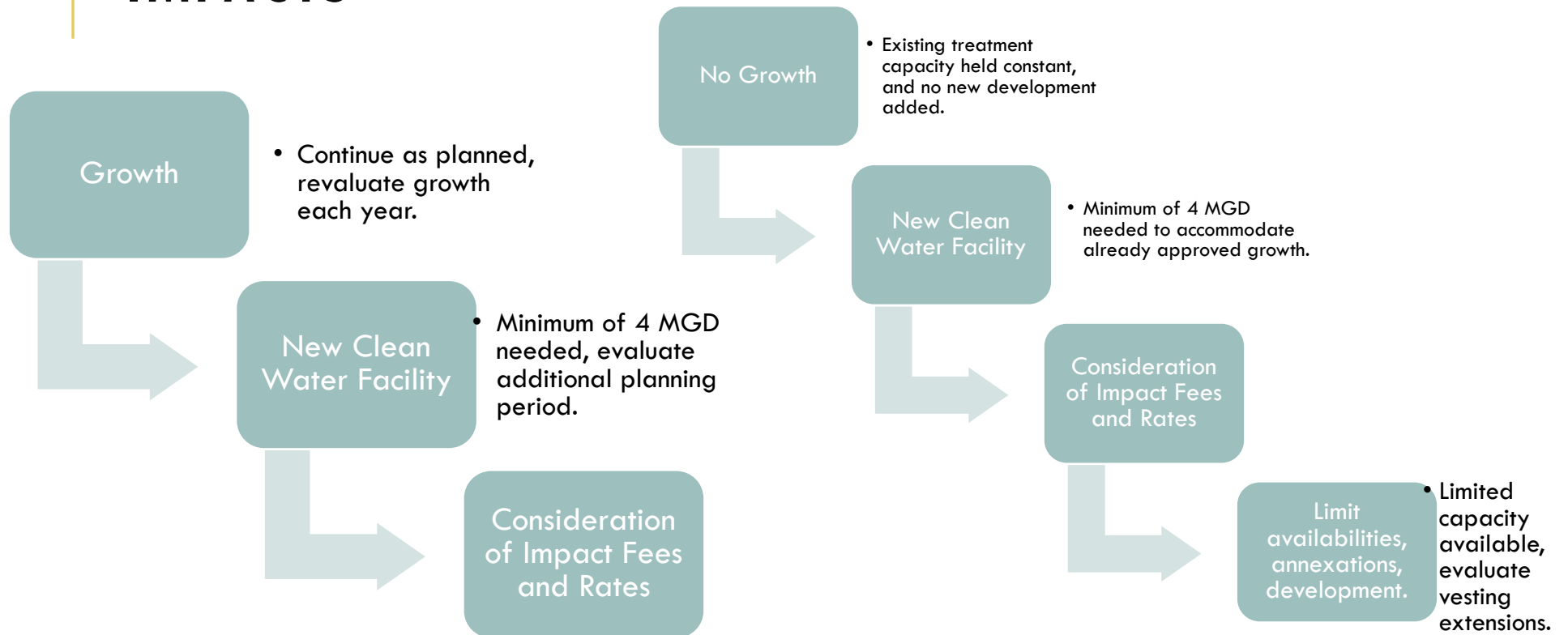


TIMELINE



*Assumes 4 MGD every 10 years at current growth rate

IMPACTS



RECOMMENDATION

Staff recommends a 6 MGD facility with up to 2 MGD (included) advanced treatment to reservoir - current needs require a 4 MGD facility to accommodate existing approvals and vested developments.

Growth (water and sewer) has proceeded thus far assuming additional treatment capacity will be available when growth needs.

Assumes new Clean Water Facility online by 2034.

Provides 10 years of planning capacity beyond facility start-up (minimum of 5 will be taken up by planning & design).

Future phasing beyond the initial 4 MGD advanced treatment require upgrade to WTP, which may affect future costs.

Current impact fee does not cover the cost of future capacity needs based on the current growth rate.

Historic Growth Trends

Year	Type	Population
1980	Federal Census	12,407
1990	Federal Census	20,098
2000	Federal Census	41,842
2010	Federal Census	62,487
2020	Federal Census	83,452
2023	Estimate	90,092
2030	Estimate	106,000
2040	Estimate	127,000

Franklin grew from 2 square miles in the 1960s to over 44 square miles by 2022

Population has increased approx. 21,000 per decade since 1990

The 2023 population estimate was 90,092 (38,907 dwellings)

Total Residential Units In The City of Franklin

Year	Residential Units
2000	18,990
2005	23,749
2010	26,915
2015	30,916
2020	36,072
2023	38,907

Average of 833 units constructed
per year since 2000

In the last five years, average of
980 units constructed per year

11,344 approved residential units
have not yet been constructed

Total Nonresidential SF In The City of Franklin

Year	Nonresidential SF
2000	17,601,739
2005	20,959,387
2010	25,509,099
2013	26,631,794
2020	31,924,091
2023	32,416,467

Total newly constructed nonresidential square footage

Average annual nonresidential growth of 617,000 SF from 2000-2023

Average annual nonresidential growth of 525,900 SF from 2013-2023

Average annual nonresidential growth of 224,792 SF from 1/1/2020 to April 2024

Annexations

Years

Acres

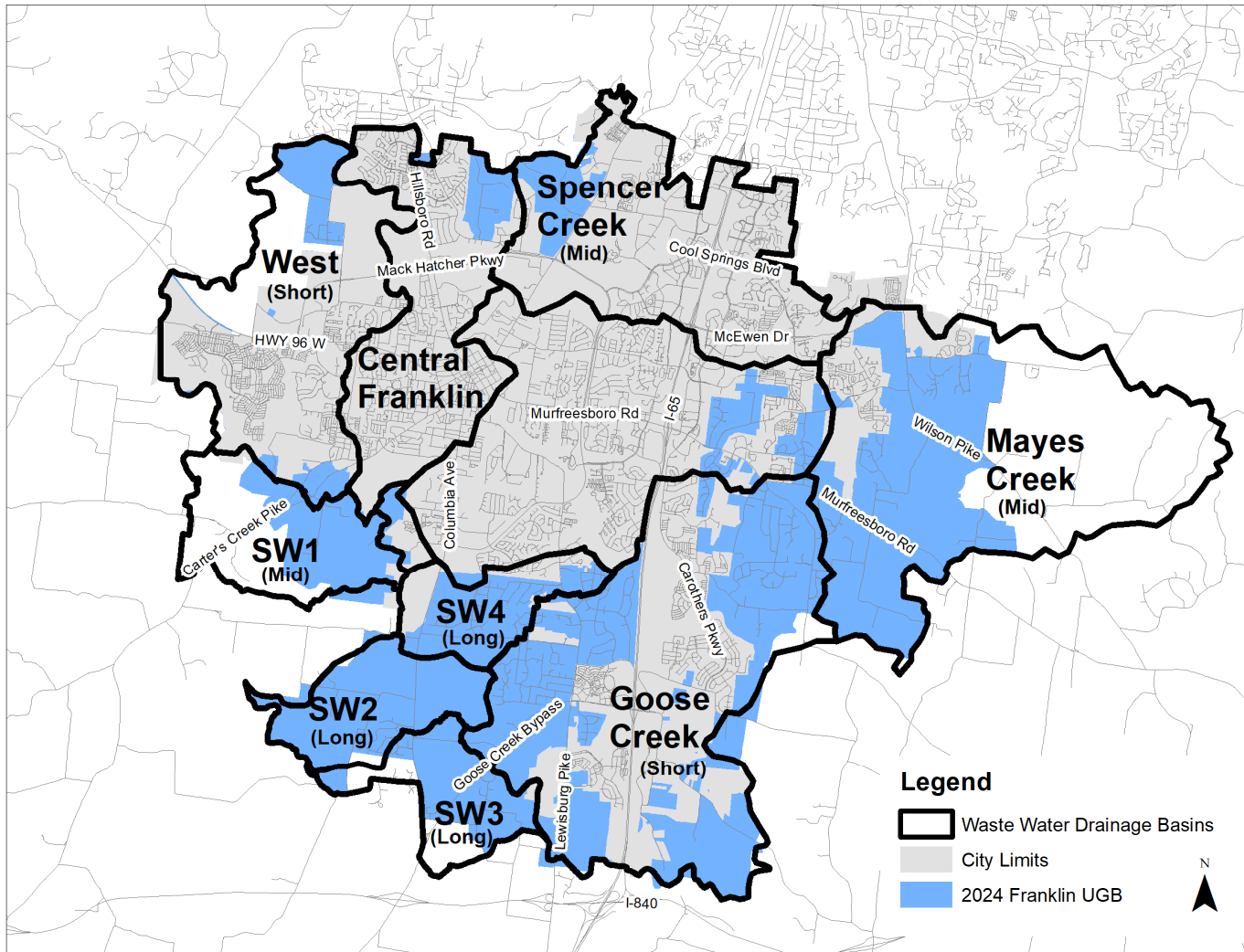
2001-2010 7,457 acres annexed

2011-2020 1,427 acres annexed

2021-2023 709 acres annexed

Year	Acres	Developments
2010	0	
2011	0	
2012	6	
2013	5	
2014	61	Tap Root Hills
2015	88	October Park and 1845 Carters Creek PK
2016	218	Parish Presbyterian and Coletta Park
2017	33	Moss Property, Bushnell Farms, Franklin Road 5-acre parcel
2018	0	
2019	539	Goose Creek East of I-65
2020	477	Meadows and Villages of Southbrooke, 1268 Lewisburg Pk, Henpeck Lane, Goose Creek East of I-65
2021	667	8 annexations including Tuck Away, Southvale, Hamilton, and Poplar Farms
2022	25	
2023	17	

FRANKLIN'S DRAINAGE BASINS & ANNEXATION CAPABILITIES



Short-Term:

Goose Creek
West Basin

Mid-Term:

Spencer Creek
SW1
Mayes Creek

Long Term:

SW 2
SW 3
SW 4

GROWTH & DEVELOPMENT CONSIDERATIONS

Annexation
Capabilities
Study Update

Rezoning and
Development
Plan Priorities

Vesting
Extension
Requests



File #: 21-0883

DATE: October 15, 2024
TO: Board of Mayor and Aldermen
FROM: Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration Of COF Contract No. 2024-0357, With C&T Engineering And Inspection, LLC, For Harpeth River Stream Monitoring And Data Management

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract with C&T Engineering for professional services related to the Harpeth River water quality monitors.

BACKGROUND/STAFF COMMENTS:

As indicated in the 2017 National Pollutant Discharge Elimination System (NPDES) permit, the City is required to monitor the water quality in the Harpeth River at three locations upstream and downstream of our facilities. This monitoring data is then submitted to TDEC as part of the diurnal investigations that monitor the seasonal variations of the river. Water Management Department (WMD) staff were doing this work in-house. However, access to these sites has become more difficult over the past five years and WMD has evaluated the option of getting assistance on this as a long-term, feasible option.

The monitoring consists of three total locations collecting a variety of water quality parameters. Equipment is deployed annually at the Cotton Lane Bridge site, which is typically maintained weekly. The upstream site at Trinity Road and the downstream site at Moran Road are both seasonal and deployed from May to October, when flows are typically at their lowest. While maintenance needs may vary, they typically are greatest after a large storm event. This contract will also provide for professional services to review data and detect any abnormalities immediately rather than at the end of the month, which will help for calibrations or other equipment maintenance to ensure quality data is obtained.

FINANCIAL IMPACT:

The total amount of this contract is \$60,600 and will not be exceeded without an amendment to the initial contract and is funded out of the WRF operations (431-82560-52213) fund. WMD does anticipate incurring this cost annually for the foreseeable future as this requirement was added into the 2022 NPDES permit.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0357.

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2024-0357**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **C&T ENGINEERING AND INSPECTION, LLC** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

**HARPETH RIVER STREAM MONITORING
AND DATA MANAGEMENT**

1. **SCOPE OF SERVICES.** Consultant shall provide engineering related technical services and/or construction engineering and inspection services, and/or survey services, and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the total not to exceed amount of **Sixty Thousand Six Hundred and No/100 Dollars (\$60,600.00).**

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 202__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.
- 1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.
- 1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.
- 3.5 **INDEMNIFICATION.** Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 **SURVIVAL.** The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 **LIMITATIONS OF RESPONSIBILITY.** Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 **Termination for Convenience.** The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
- (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
- (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
 - (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

- 5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

- 6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.
- 6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.
- 6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.
- 6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

- 7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.
- 7.1.1 **USE OF DATA SYSTEMS:** Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
- 7.1.2 **DISCLOSURE OF DOCUMENTS/DATA.** City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.
- 7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.
- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:
- a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.

- c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 **TRAVEL; EXPENSES**
City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 **EQUAL EMPLOYMENT OPPORTUNITY.** In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 **TITLE VI – CIVIL RIGHTS ACT OF 1964.** City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
- 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 **NO THIRD PARTY RIGHTS CREATED.** City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 **WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.
- 10.5 **IRAN DIVESTMENT ACT** By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

- 10.6 **NON-BOYCOTT OF ISRAEL** Except for any contract with a total potential value of less than \$250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 **APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.
- 11.2 **ENTIRE AGREEMENT.** This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

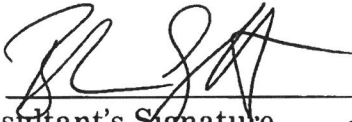
- 12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
- 12.2 **BREACH.** Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by

reference or which subsequently may be modified, unless expressly
excepted from this Article upon consent of both parties.

**C&T ENGINEERING
AND INSPECTION, LLC**

BY: 
Consultant's Signature
Print Name: Brandon Garrett
TITLE: Project Manager
Date: 10/28/2024

CITY OF FRANKLIN, TENNESSEE

BY: _____
Dr. Ken Moore
Mayor
Date: _____

ATTEST:

BY: _____
Angie Skarp
City Recorder
Date: _____

Approved as to Form:

J. Blake Harper, Staff Attorney



1113 Murfreesboro Rd Ste 106-102
Franklin, TN 3706

615.567.3306
www.ctengineering.net

October 14, 2024

Ms. Michelle Hatcher, P.E.
Water Management Director
City of Franklin
124 Lumber Drive Franklin, TN 37064

Dear Ms. Hatcher,

Subject: Proposal for Professional Environmental Services
Harpeth River Stream Monitoring and Data Management

Dear Ms. Hatcher:

C&T Engineering and Inspection, LLC (C&T) is pleased to submit this proposal to the City of Franklin Water Management Department as requested. Our preparation of this proposal is based upon our previous meeting at the project site including email correspondence sent to us by Mr. Jeff Giles containing site-specific information of mandated instream monitoring requirements complying with NPDES Permit No. TN0028827 (Attachment-A).

This proposal provides a general description of our proposed scope of services, the associated costs, and the proposed schedule.

1.0 BACKGROUND

The City of Franklin in accordance with the provisions of the Tennessee Water Quality Control Act, Tennessee Code Annotated (T.C.A.), Sections 69-3-101 through 69-3-120, was issued an NPDES Permit No. TN0028827 by the Department of Environment and Conservation Division of Water Resources. NPDES Permit No. TN0028827 requires the City of Franklin Water Management Department to perform annual instream chemical, biological and diurnal dissolved oxygen monitoring in the Harpeth River as written in the monitoring and sampling schedule detailed in the approved NPDES permit.

2.0 PURPOSE

C&T Engineering and Inspection, LLC will assist the City of Franklin Water Management Department with required stream river diurnal monitoring of the Harpeth River using three individual sonde river monitors located at Moran Road 36.017195, -86.899823, Cotton Lane 35.967995, -86.900665, and Trinity Road 35.862051, -86.763107 bridges in Franklin TN.

NPDES Permit No. TN0028827 specific diurnal river monitoring requirements are as follows:

Diurnal River Monitoring Locations:

- Cotton Lane Bridge (DS4, 52 consecutive weeks river monitor Attachment-B)
- Moran Road Bridge (DS5, seasonal monitor from May 1st -Oct 31st Attachment-C)
- Trinity Road Bridge (US2, seasonal monitor from May 1st -Oct 31st Attachment-D)

The NPDES permit issued to the City of Franklin and the three river monitoring locations with their corresponding GPS coordinates have been supplied to C&T by the City of Franklin Water Management Department.

3.0 SCOPE OF SERVICES

RIVER MONITORING AND DATA COLLECTION

C&T Engineering and Inspection staff scientists and biologists will provide professional environmental services associated with the Harpeth River stream monitoring and data collection requirements described within NPDES Permit No. TN0028827. The river stream monitoring locations are presented in a graphical format in the NPDES permit and additionally listed under bullet 2.0 in this document.

The environmental work associated with this Scope of Services will be completed once weekly throughout the diurnal monitoring periods including the following deliverables:

- 3.1 Stream location DS4 will be monitored on a weekly basis. The type of monitoring will be continuous using an instream sonde provided by the City of Franklin Water Management Department. Appropriate calibration and crosschecks will be performed via grab samples at each of the river monitoring locations and

documented in a calibration log. The sondes shall be able to monitor the instream temperature, pH, dissolved oxygen, and conductivity at 15-minute intervals. C&T staff scientist will capture the recorded data from each sonde at each river monitoring location using the VuSitu Mobile App. Concurrent climatological data and stream flow estimates at each river monitoring station during the diurnal investigation will also be recorded. Once the data from each river monitoring location is captured it will be downloaded to a PC and the .csv files created from the sondes will be added to the river monitoring Excel file. The Excel file will then be reviewed by C&T scientist for completeness and accuracy before being sent to the City of Franklin.

- 3.2 Stream locations DS5 and US2 will be monitored during seasonal time periods between May 1st and Oct 31st as directed by the NPDES permit. The type of monitoring will be continuous using instream sondes provided by the City of Franklin Water Management Department. Appropriate calibration and crosschecks will be performed via grab samples at each of the river monitoring locations and documented in a calibration log to validate data and provide guidance on additional water quality needs. The sondes shall be able to monitor the instream temperature, pH, dissolved oxygen, and conductivity at 15-minute intervals. The recorded data from DS5 and US2 will be processed the same as DS4 above in bullet 3.1
- 3.3 In the event the sondes are damaged, vandalized or producing readings that may be inaccurate C&T Engineering staff scientist will survey alternate stream locations and propose an alternate stream monitoring location be submitted for approval and an amendment made to the Diurnal Investigations Plan and for TDEC concurrence with the new location.
- 3.4 Once the seasonal river monitoring is complete for Moran Rd Bridge and Trinity Rd) Bridge (DS5 and US2) the instream sondes will be pulled from the Harpeth River and the recommended long-term storage procedure for each will be executed and followed by delivery to the City of Franklin Water Management Department for seasonal storage.

- 3.5 Annual processing of diurnal river monitoring data in connection with required regulatory submission and compliance. Data will be quantified, reviewed and provided in a comparable usable format as part of regulatory compliance reporting.

C&T will coordinate with the COF concerning the scheduling of data collection activities, the results of the data collection and any problems associated with the data collection process including data collection equipment, environmental factors which would impede the collection of data or other problems associated with the data collection process.

4.0 FEES

Our not-to-exceed fees are based on the scope of professional services described above and will be billed on a Time & Materials (T&M) basis for each hour worked plus the cost of any materials needed as a pass-through cost. If C&T Engineering and Inspection encounters any conditions that require additional services and costs beyond what is presented in this proposal, C&T will contact Ms. Michelle Hatcher with our recommendations prior to proceeding with any services beyond the scope of this proposal. We will not exceed this proposal amount without written authorization from you. The estimated fee to perform the scope of services outlined above is provided below.

Task	Not-to-Exceed Cost
3.1 Once Weekly River Monitoring DS4	\$37,375
3.2 Once Weekly River Monitoring DS5, US2	\$15,125
3.3 Survey Alternate Monitoring Locations	\$2,500
3.4 Long-Term Storage DS5, US2 Sondes	\$1,000
3.5 Annual Diurnal River Monitoring Reporting	\$4,600

Based on the scope of services described above, the not to exceed lump sum cost to perform the above referenced services will be sixty thousand six hundred dollars **\$60,600**. Invoicing for professional services will be in accordance with the attached fee schedule.



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Franklin, TN 3706

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5.0 CLOSING

C&T is prepared to begin the Harpeth River Stream Monitoring and Data Collection professional services as soon as the City of Franklin Water Management Department authorizes the work. We sincerely appreciate the opportunity to provide you with this proposal. If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Brandon Garrett'.

C&T Engineering and Inspection, LLC

C. Brandon Garrett, CPESC, TN-QHP

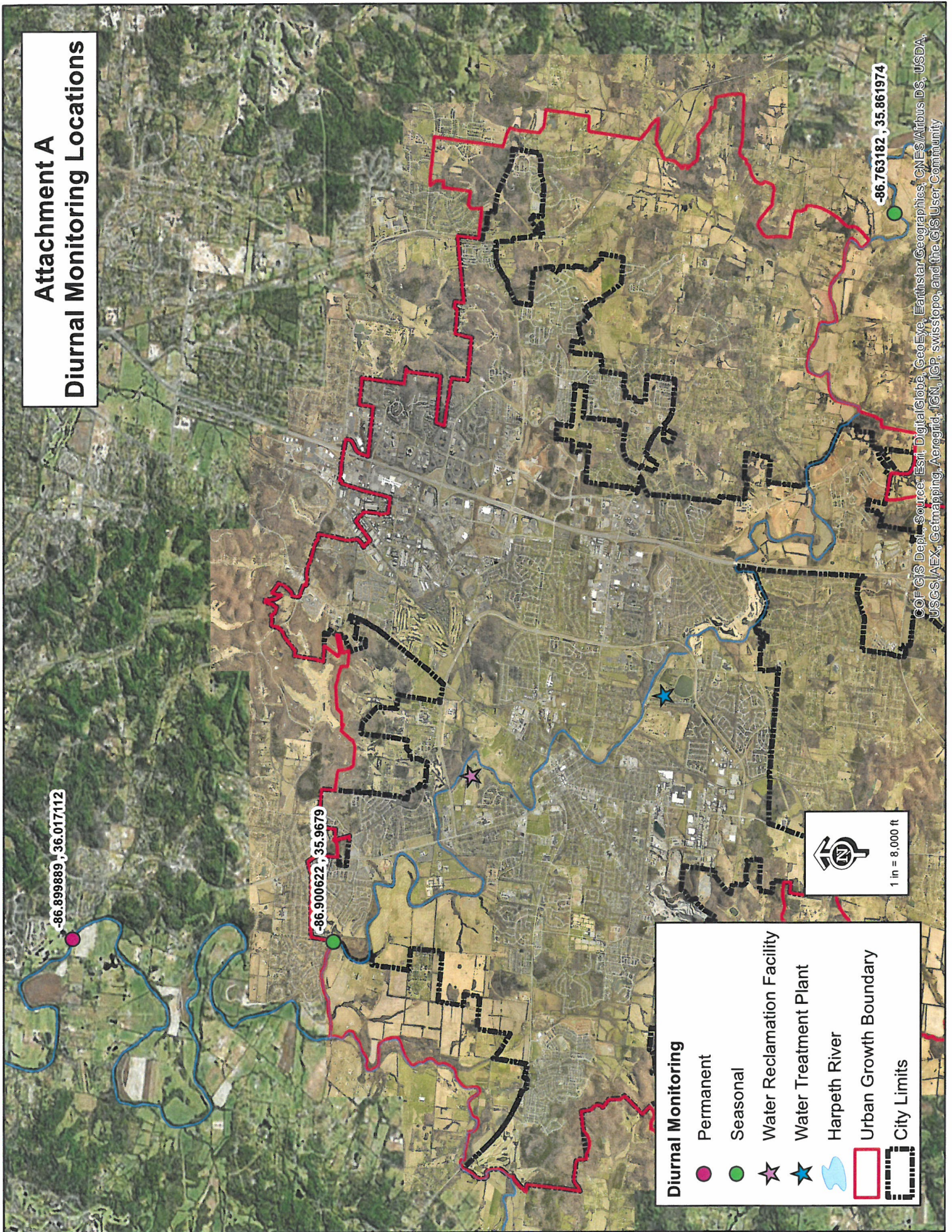
Senior Environmental Scientist/Project Manager

Attachments:

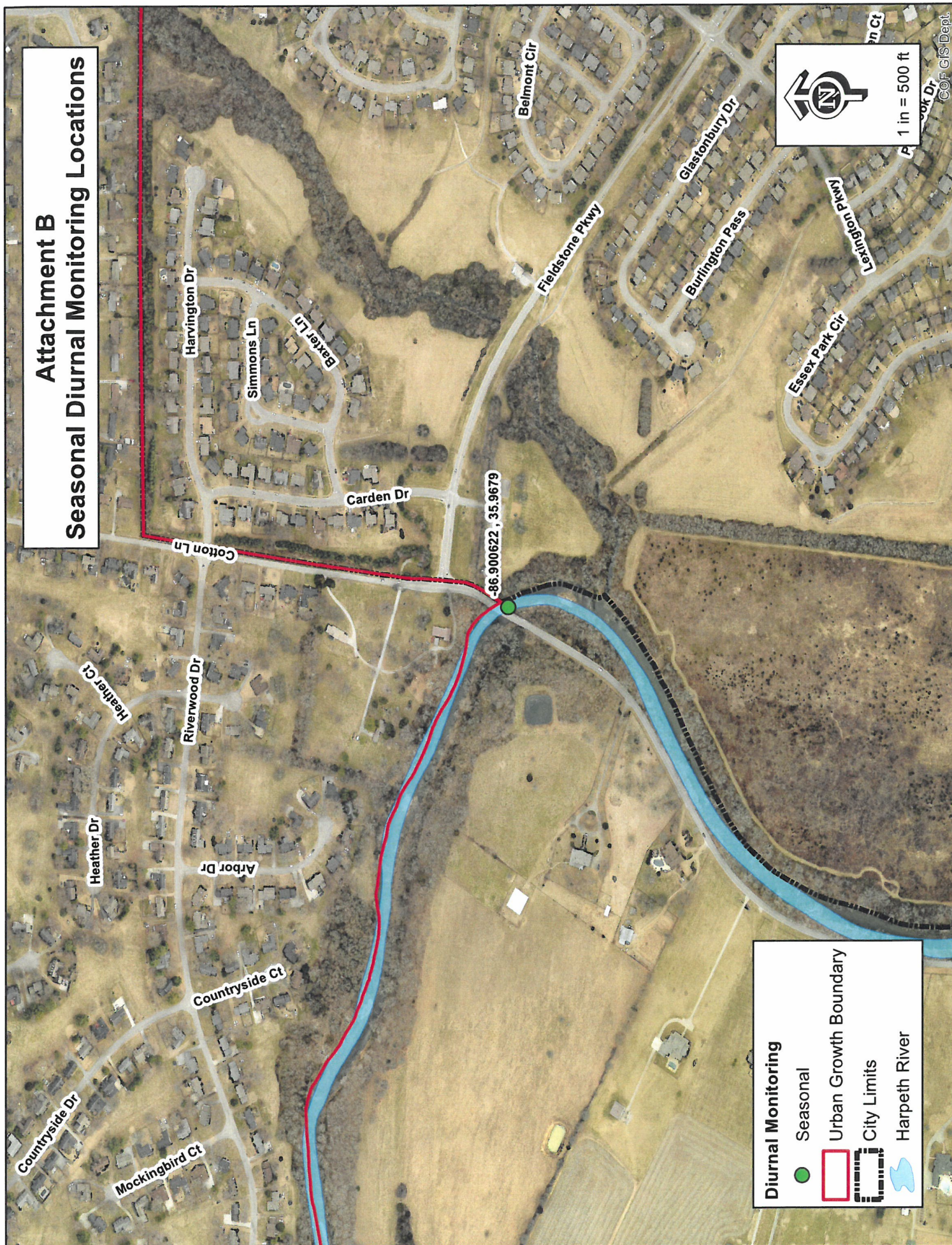
Agreement for Services

C.c. Tom Lamb Client Service Leader

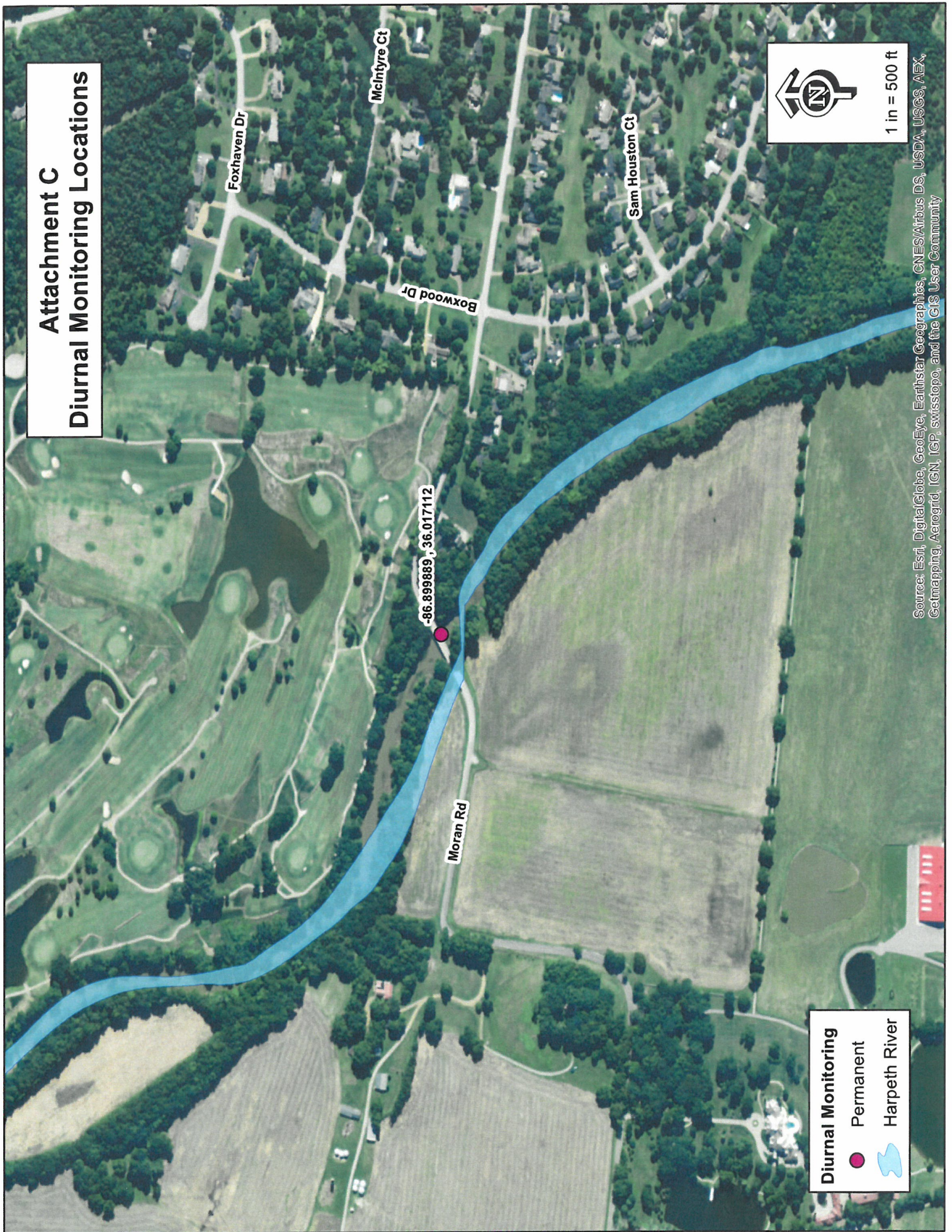
Attachment A Diurnal Monitoring Locations



Attachment B Seasonal Diurnal Monitoring Locations

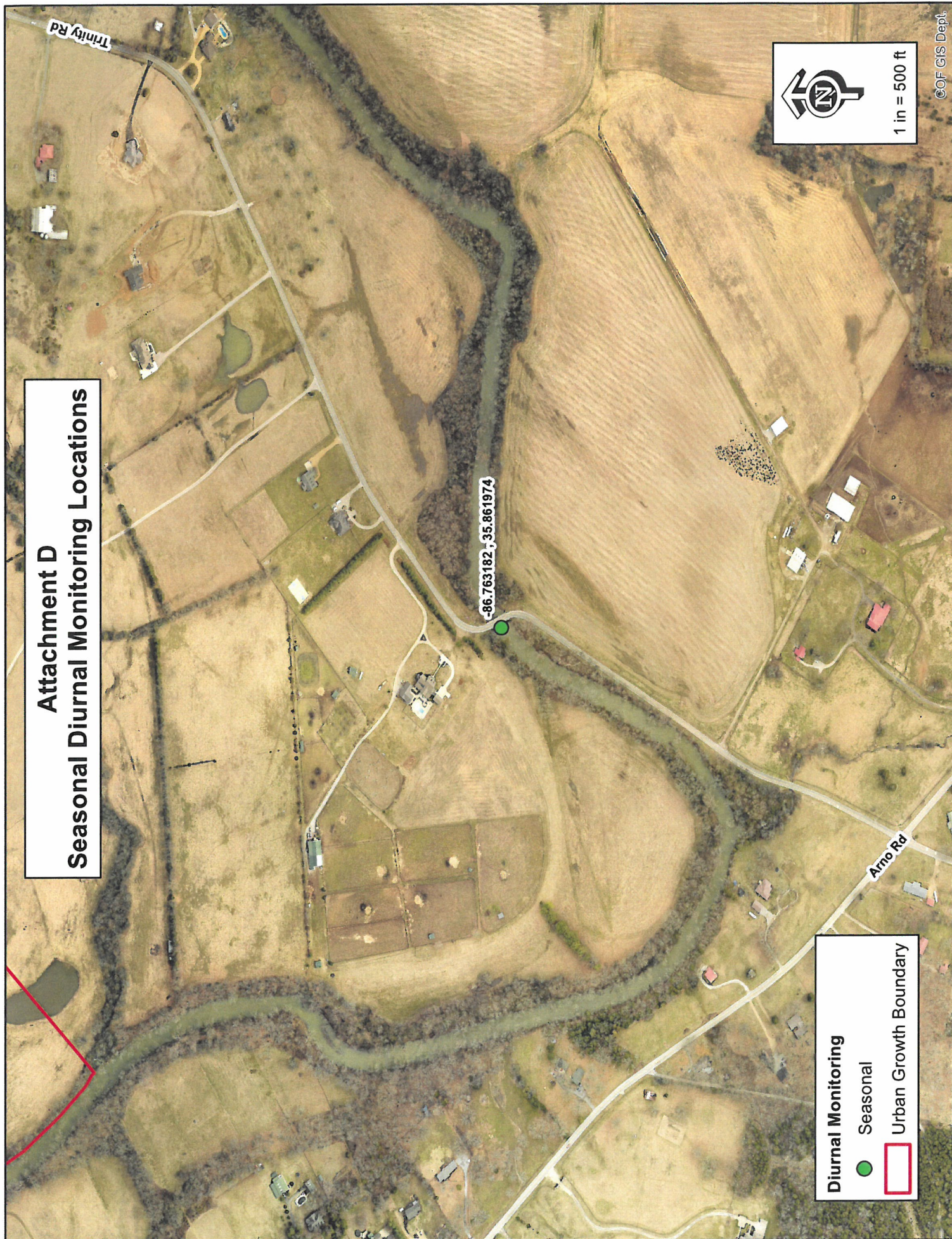


Attachment C Diurnal Monitoring Locations



Diurnal Monitoring

- Permanent
- Harpeth River



Attachment D
Seasonal Diurnal Monitoring Locations

Diurnal Monitoring

- Seasonal
- Urban Growth Boundary


1 in = 500 ft



File #: 21-05972

DATE: November 22, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Michelle Hatcher, Director of Water Management

SUBJECT:

Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan
WS 11/12/24, 11/26/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the cost of service study performed by Hazen and Sawyer for the impact to the water, sewer, and reclaimed rates.

BACKGROUND/STAFF COMMENTS:

The Water Management enlisted the help of Hazen and Sawyer to perform a cost of service study in 2023 to determine the sufficiency of water and sewer rates with respect to the current and proposed operation of the utility, and with respect to future growth that is anticipated for the area. This presentation will discuss revenue requirements for each utility in addition to identifying proposed rate structure for water, sewer, and reclaimed water based upon feedback received during the November 26, 2024 worksession meeting.

FINANCIAL IMPACT:

The chosen rate structure for both the water management utilities will need to support operations and capital investment needs while also meeting debt service coverage requirement.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen provide guidance regarding the rate scenarios of the cost of service study for further implementation into Title 18 of the City's Municipal Code.

Hazen

Franklin, TN Rate Study Update

Agenda

- Recap of Last Meeting
- Sewer Scenario
- Rate Setting
- 2026 Sewer Rates
- 2026 Water Rates

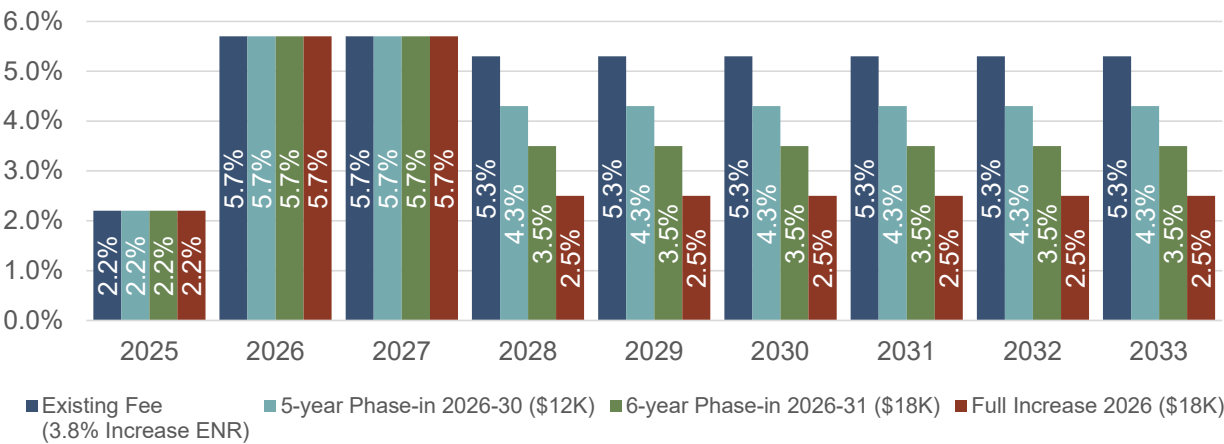
Recap of Last meeting

- Water a 6% annual increase scenario
- Sewer Impact Fee was Calculated at \$18,000
- Sewer 4-Scenarios based on Impact Fee Implementation
 - No Changes to Impact Fee (Using ENR index to adjust fee)
 - 5-year Phase-in (\$12K)
 - 6-year Phase-in (\$18K)
 - Full Increase 2026 (\$18K)

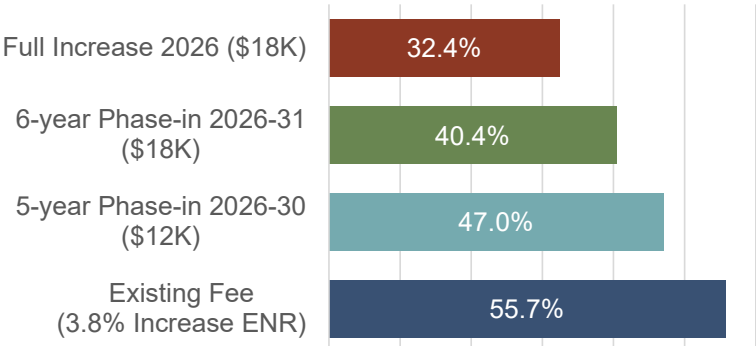
Year	Water	Sewer
2025	3.2% (Ordinance)	2.1% (Ordinance)
2026	6.0%	5.7%
2027	6.0%	5.7%
2028	6.0%	TBD
2029	6.0%	TBD
2030	6.0%	TBD
2031	6.0%	TBD

Sewer Scenarios

Four Scenarios, Existing Impact Fee (3.8% ENR) , 5-year Phase-in (\$12K), 6-year Phase-in (\$18K),Full Increase 2026 (\$18K)



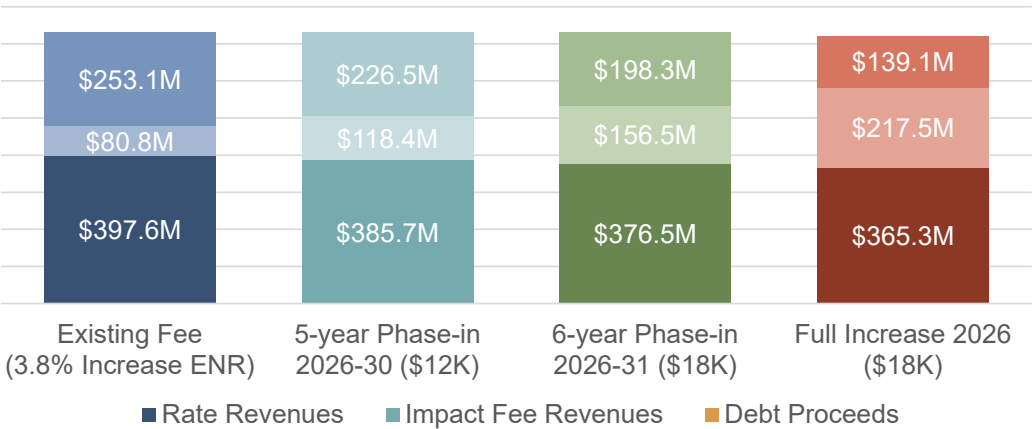
2025-2033 Cumulative Rate Increase



Total Debt Issued



Total Revenue Sources 2025-2034



Existing Water and Sewer Rates

Existing 2025 Rates

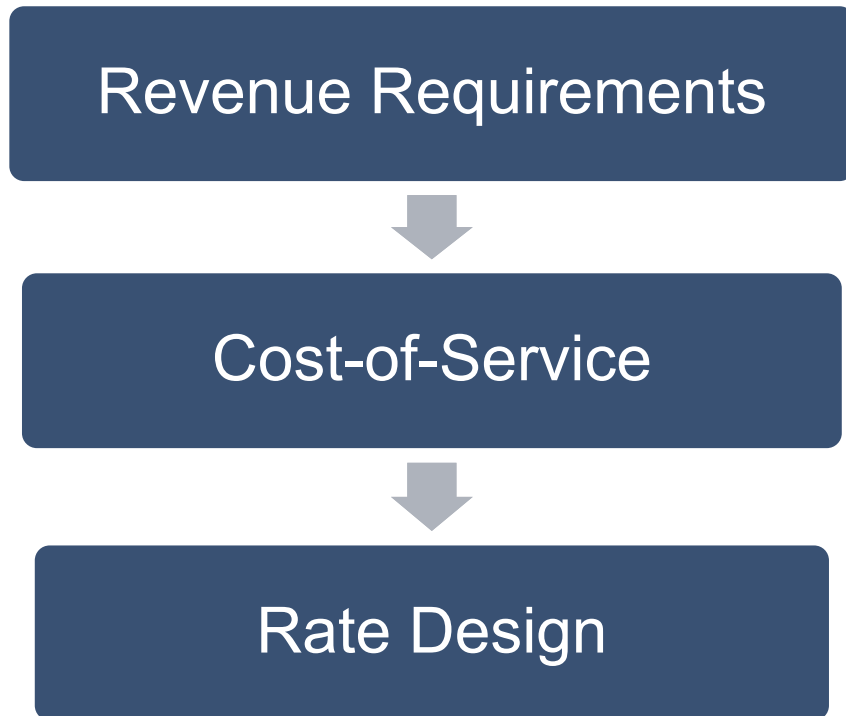
Class	Service Charge Includes 1,000 gals*	Tier 1 (2,000 to 10,000 gals)	Tier 2 (10,000 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Service Charge Includes 1,000 gals**	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)
Residential - Inside City	\$21.48	\$5.29	\$6.22	\$7.15	\$27.01	\$6.41	\$5.62
Residential - Outside City	\$23.92	\$8.01	\$8.59	\$9.17	\$32.09	\$9.80	\$8.65
Commercial - Inside City	\$28.11	\$5.27	\$6.20	\$7.13	\$52.44	\$6.96	\$5.97
Commercial - Outside City	\$31.83	\$7.93	\$8.51	\$9.09	\$48.94	\$10.63	\$8.74
Irrigation - Inside City	\$28.11	\$5.27	\$6.20	\$7.13			
Irrigation - Outside City	\$31.83	\$7.93	\$8.51	\$9.09			
Multifamily –Inside	\$21.48	\$5.29	\$6.22	\$7.15	\$27.01	\$6.41	\$5.62
FHA	\$17.18	\$4.23	\$4.98	\$5.72	\$21.61	\$5.13	\$4.50

*2025 Water Rates Include 8.7% increase in Service Charge generating 3.2% increase in total revenues

**2025 Sewer Rates Include 5.5% increase in Service Charge Generating 2.1% increase in total revenues

Rate Setting Process – Cost-of-service and Rate Analysis

The Rate Setting Process

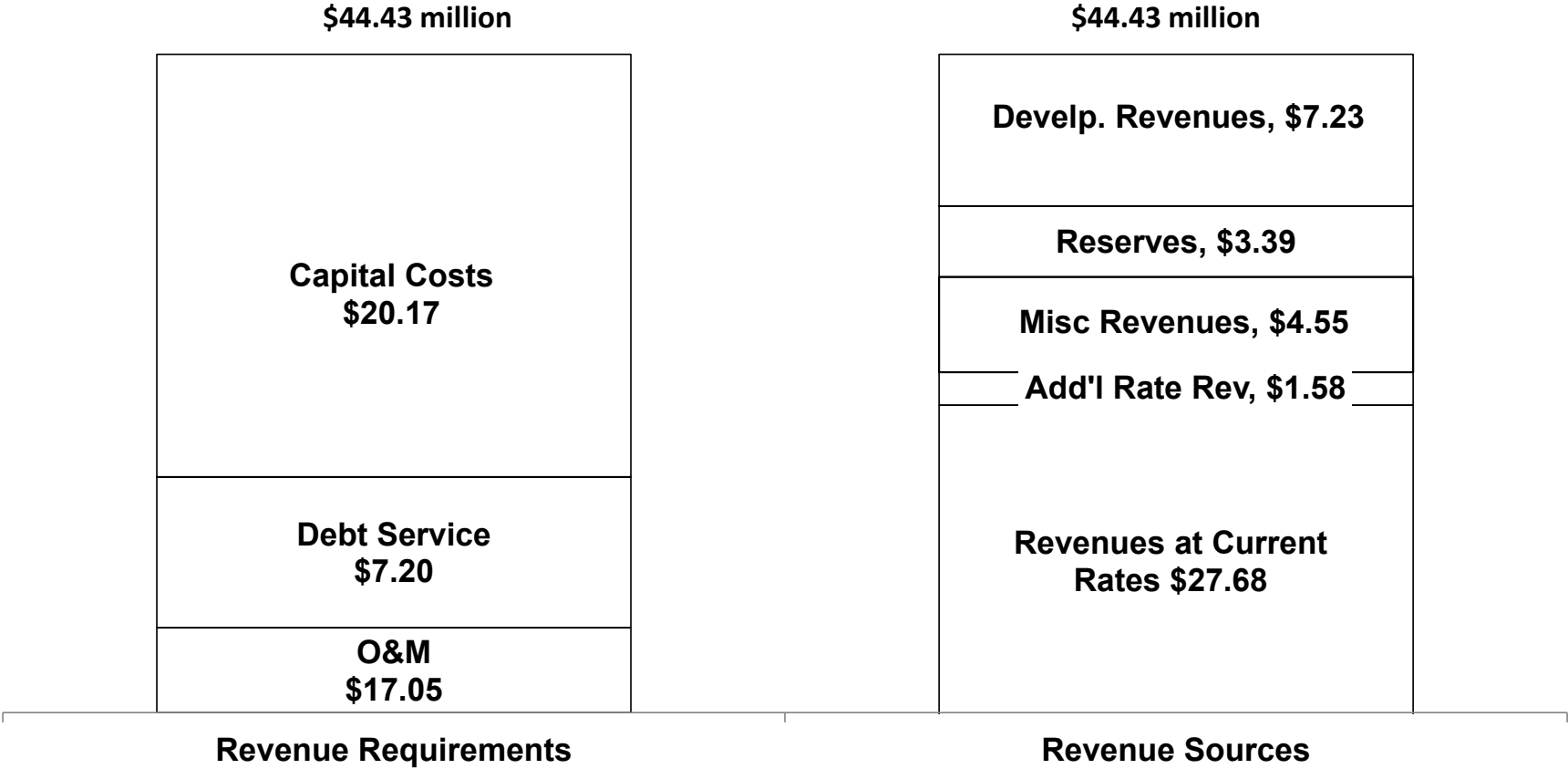


- Compares the revenues of the utility to its expenses to determine the overall level of rate adjustment
- Equitably allocates the revenue requirements between the various customer classes of service
- Design rates for each class of service to meet the revenue needs of the utility, along with any other rate design goals and objectives

Rate Design –Sewer 5.7%

Sewer Revenue Requirements 5.7%

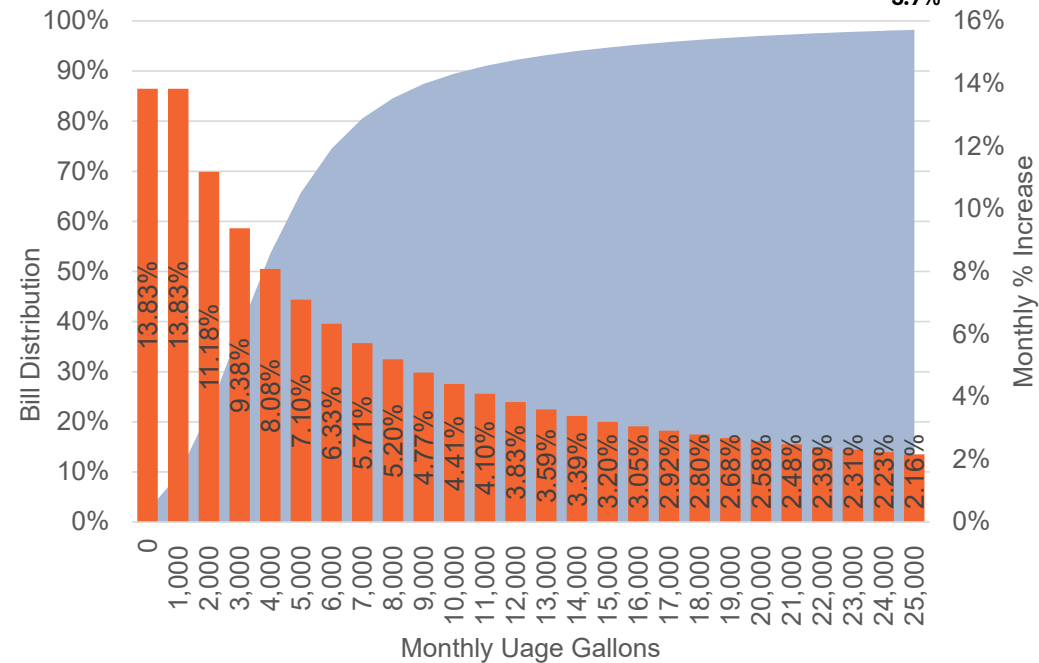
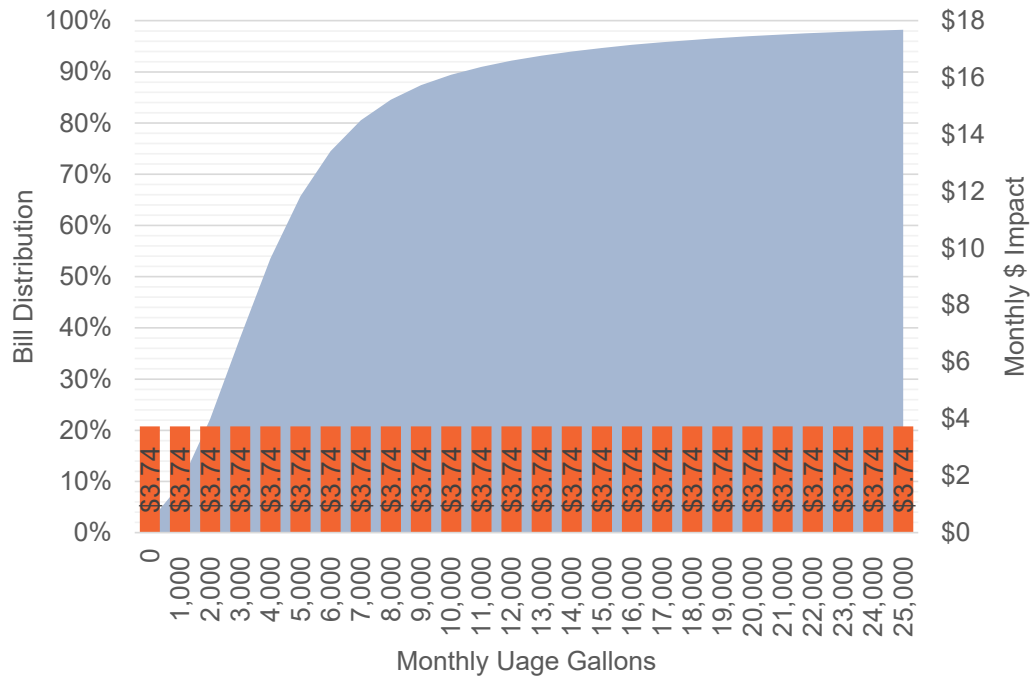
2026 Revenue Requirements



Sewer Scenario 1 – 100% Fixed Service Charge

Class	Existing			Proposed Rates			\$ Difference			% Increase			Effective Increase
	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	
Inside Res	\$27.01	\$6.41	\$5.62	\$30.75	\$6.41	\$5.62	\$3.74	\$0.00	\$0.00	13.83%	0.00%	0.00%	6.6%
Outside Res	\$32.09	\$9.80	\$8.65	\$36.53	\$9.80	\$8.65	\$4.44	\$0.00	\$0.00	13.83%	0.00%	0.00%	6.9%
Inside Comm	\$52.44	\$6.96	\$5.97	\$59.69	\$6.96	\$5.97	\$7.25	\$0.00	\$0.00	13.83%	0.00%	0.00%	2.3%
Outside Comm	\$48.94	\$10.63	\$8.74	\$55.71	\$10.63	\$8.74	\$6.77	\$0.00	\$0.00	13.83%	0.00%	0.00%	1.8%
Inside Multi	\$27.01	\$6.41	\$5.62	\$30.75	\$6.41	\$5.62	\$3.74	\$0.00	\$0.00	13.83%	0.00%	0.00%	8.3%
Franklin Housing	\$21.61	\$5.13	\$4.50	\$24.60	\$5.13	\$4.50	\$2.99	\$0.00	\$0.00	13.83%	0.00%	0.00%	7.5%

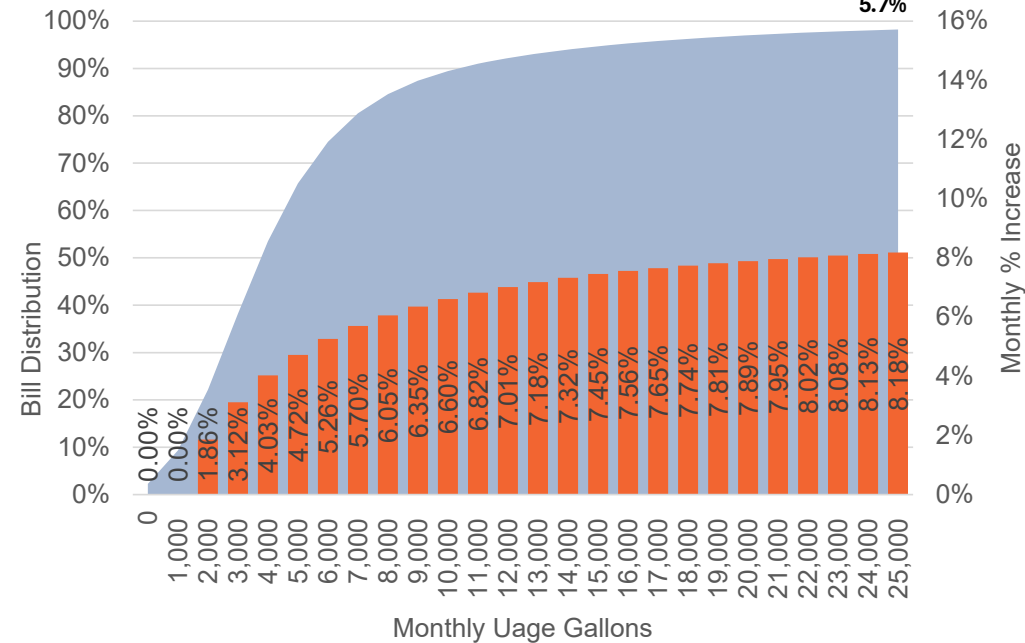
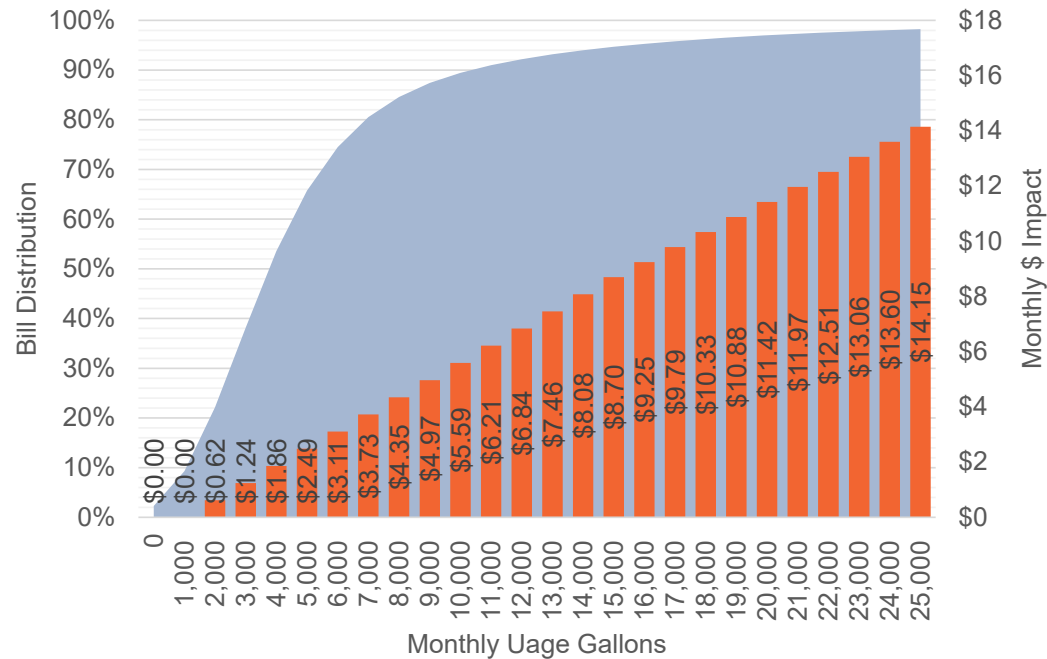
5.7%



Sewer Scenario 2 – 100% Volume Charge

Existing				Proposed Rates			\$ Difference			% Increase			Effective Increase
Class	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	
Inside Res	\$27.01	\$6.41	\$5.62	\$27.01	\$7.03	\$6.16	\$0.00	\$0.62	\$0.54	0.00%	9.69%	9.69%	5.0%
Outside Res	\$32.09	\$9.80	\$8.65	\$32.09	\$10.75	\$9.49	\$0.00	\$0.95	\$0.84	0.00%	9.69%	9.69%	4.9%
Inside Comm	\$52.44	\$6.96	\$5.97	\$52.44	\$7.63	\$6.55	\$0.00	\$0.67	\$0.58	0.00%	9.69%	9.69%	8.1%
Outside Comm	\$48.94	\$10.63	\$8.74	\$48.94	\$11.66	\$9.59	\$0.00	\$1.03	\$0.85	0.00%	9.69%	9.69%	8.4%
Inside Multi	\$27.01	\$6.41	\$5.62	\$27.01	\$7.03	\$6.16	\$0.00	\$0.62	\$0.54	0.00%	9.69%	9.69%	3.9%
Franklin Housing	\$21.61	\$5.13	\$4.50	\$21.61	\$5.63	\$4.94	\$0.00	\$0.50	\$0.44	0.00%	9.69%	9.69%	4.5%

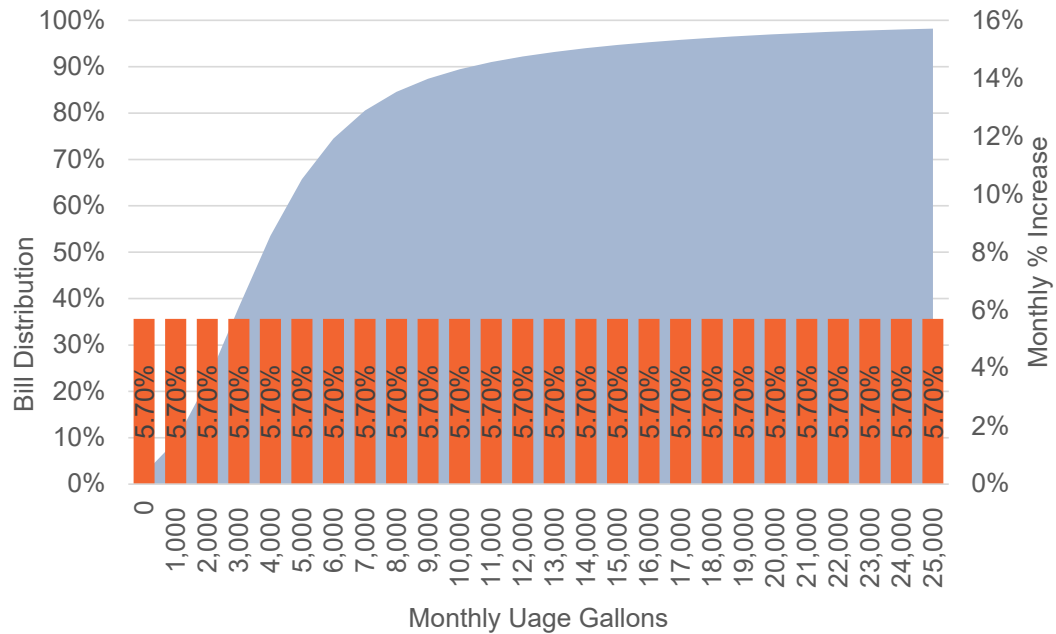
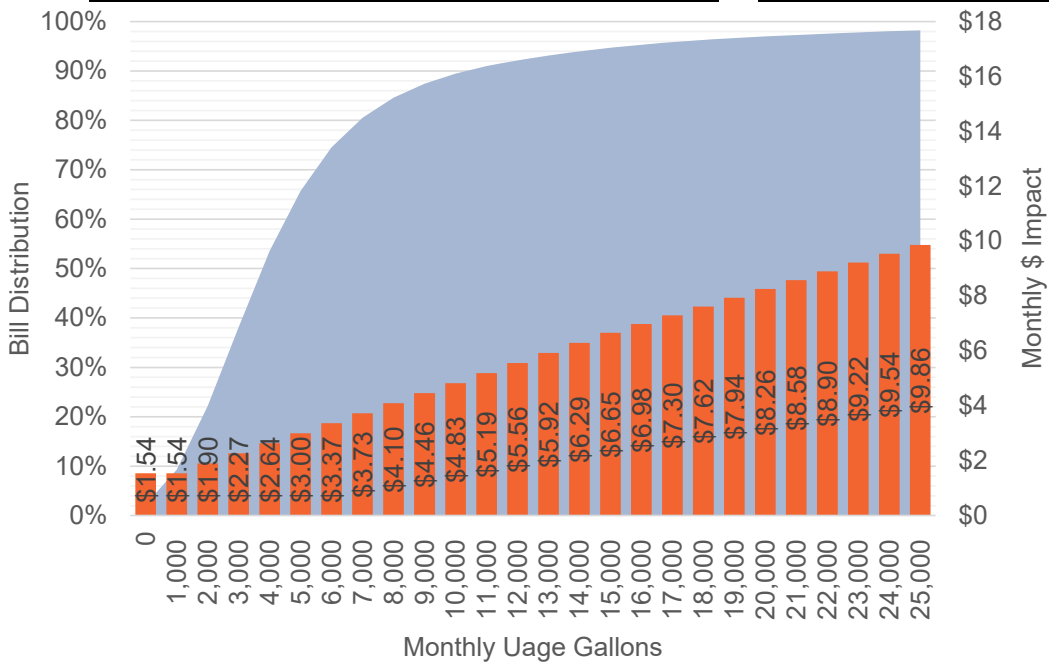
5.7%



Sewer Scenario 3 – 5.7% Across the Board

Existing				Proposed Rates			\$ Difference			% Increase			Effective Increase
Class	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,001 to 15,000 gals)	Tier 2 (Over 15,000 gals)	
Inside Res	\$27.01	\$6.41	\$5.62	\$28.55	\$6.78	\$5.94	\$1.54	\$0.37	\$0.32	5.70%	5.70%	5.70%	5.7%
Outside Res	\$32.09	\$9.80	\$8.65	\$33.92	\$10.36	\$9.14	\$1.83	\$0.56	\$0.49	5.70%	5.70%	5.70%	5.7%
Inside Comm	\$52.44	\$6.96	\$5.97	\$55.43	\$7.36	\$6.31	\$2.99	\$0.40	\$0.34	5.70%	5.70%	5.70%	5.7%
Outside Comm	\$48.94	\$10.63	\$8.74	\$51.73	\$11.24	\$9.24	\$2.79	\$0.61	\$0.50	5.70%	5.70%	5.70%	5.7%
Inside Multi	\$27.01	\$6.41	\$5.62	\$28.55	\$6.78	\$5.94	\$1.54	\$0.37	\$0.32	5.70%	5.70%	5.70%	5.7%
Franklin Housing	\$21.61	\$5.13	\$4.50	\$22.84	\$5.42	\$4.76	\$1.23	\$0.29	\$0.26	5.70%	5.70%	5.70%	5.7%

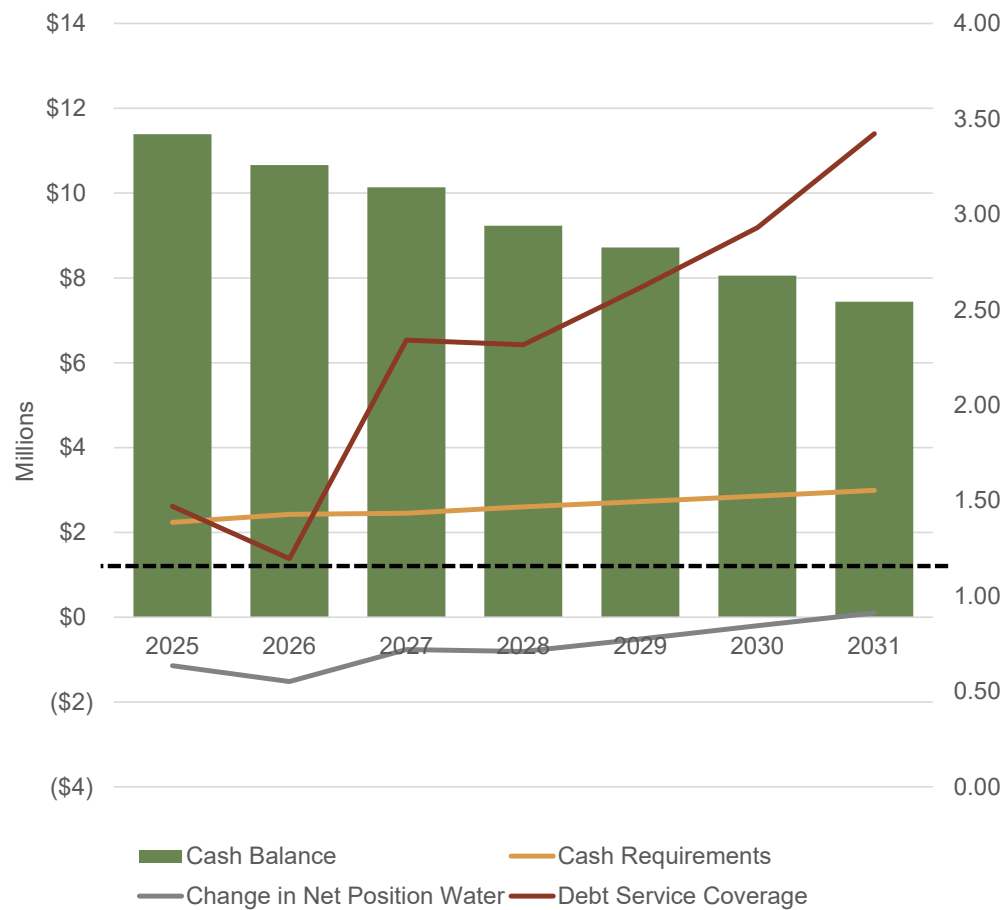
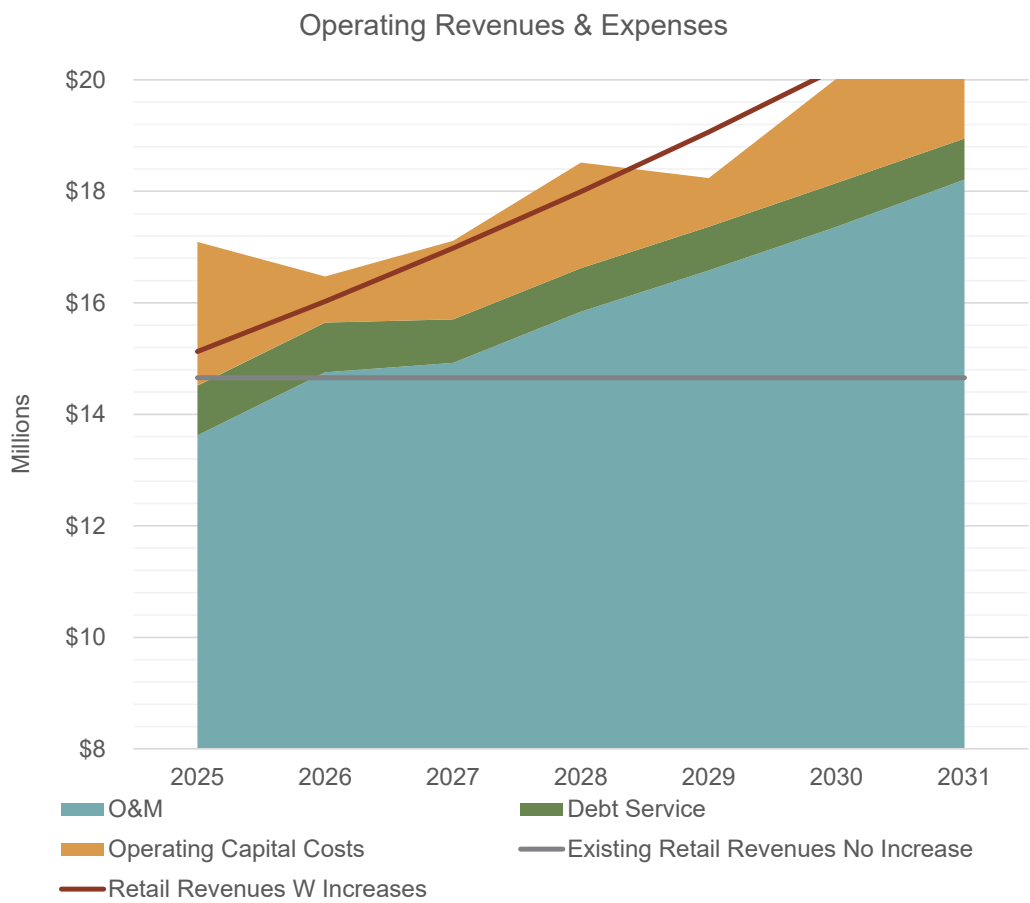
5.7%



Financial Plan Results Water

Water Financial Plan

To meet minimum 60 days of O&M, cash reserves, and debt service coverage (1.30x) – 6.0% Rate Increases (2026-2031)



Cost-of-service/Rate Design –Water 6.0%

2026- Water Revenue Requirement - 6.0%

2026 Revenue Requirements

\$17.08 million

Capital Costs \$0.91
Debt Service \$1.42
O&M \$14.75

Revenue Requirements

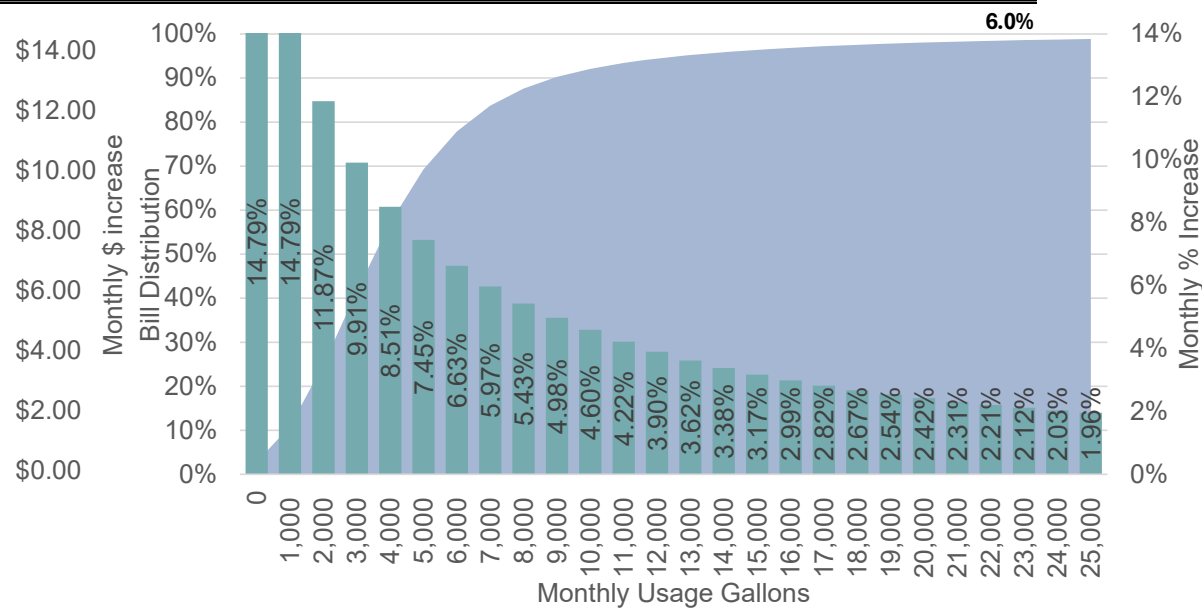
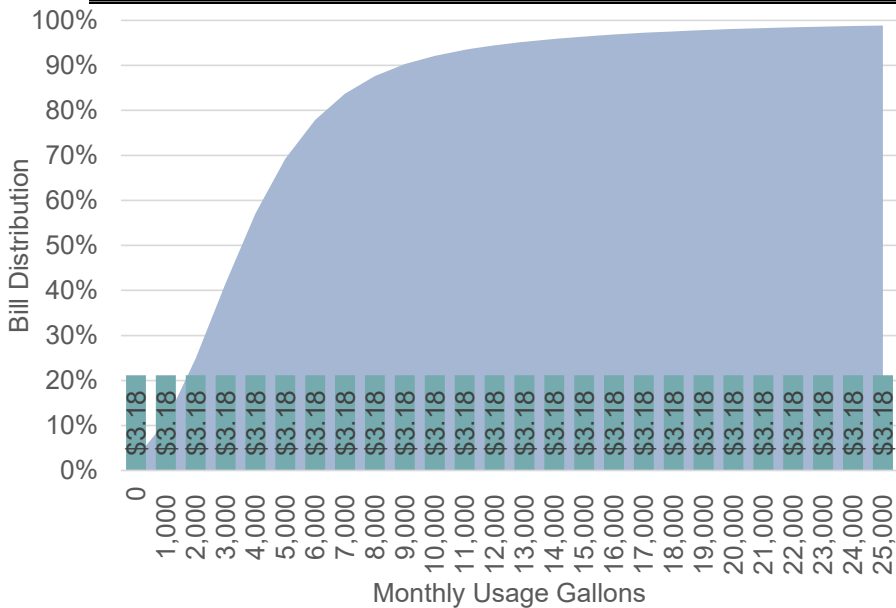
\$17.08 million

Develp, Revenues, \$0.00
Reserves, \$0.73
Misc Revenues, \$0.45
Add'l Rate Rev, \$1.37
Revenues at Current Rates \$14.53

Revenue Sources

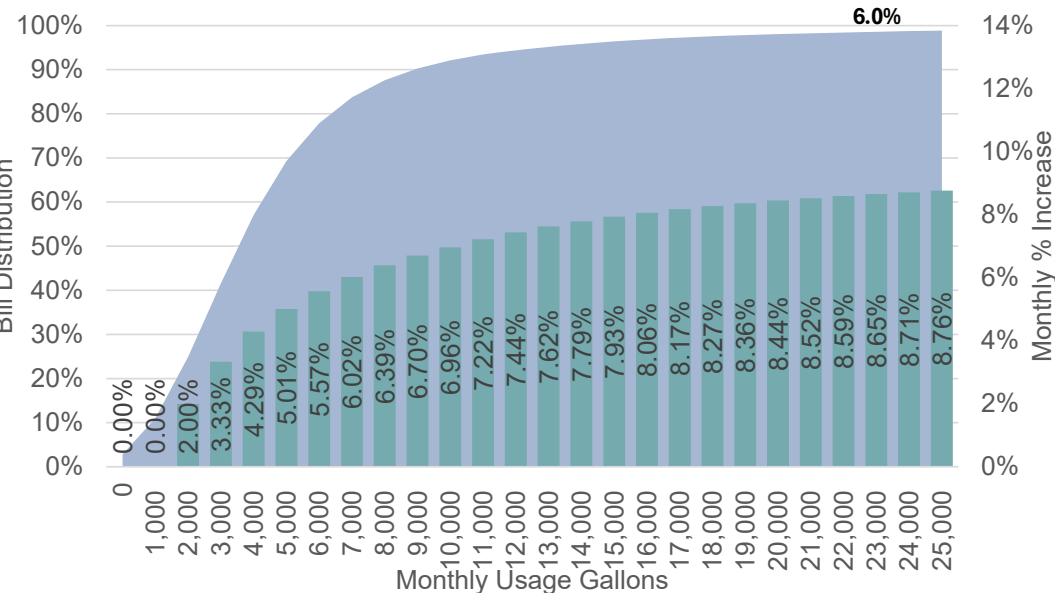
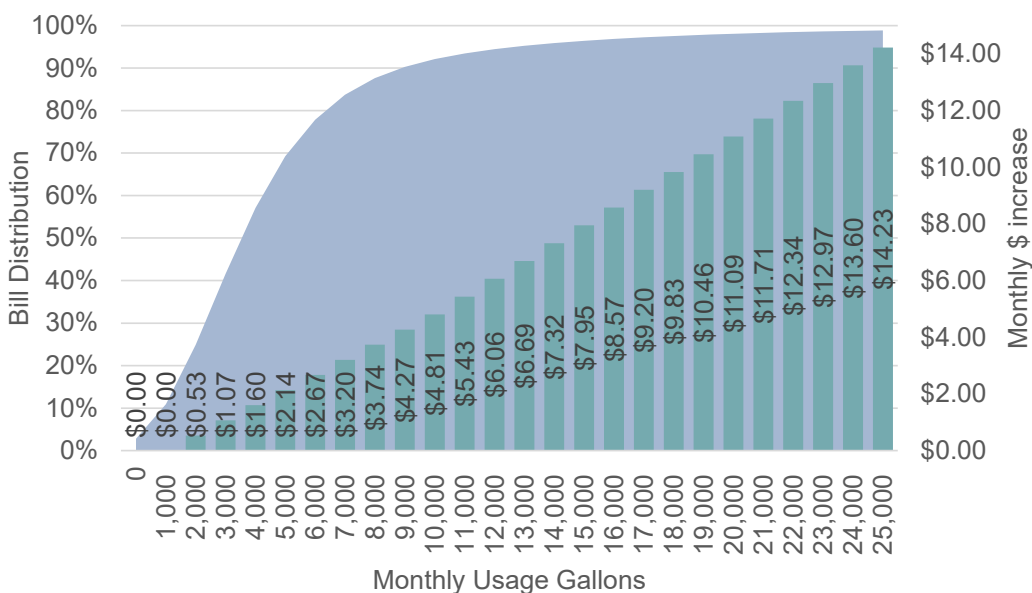
Water Scenario I – 100% Fixed Service Charge

Class	Proposed Rates				\$ Difference				% Increase				Effective Increase
	Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	
Water- Residential - Inside City	\$24.66	\$5.29	\$6.22	\$7.15	\$3.18	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	7.3%
Water- Residential - Outside City	\$27.46	\$8.01	\$8.59	\$9.17	\$3.54	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	5.2%
Water- Commercial - Inside City	\$32.27	\$5.27	\$6.20	\$7.13	\$4.16	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	2.3%
Water- Commercial - Outside City	\$36.54	\$7.93	\$8.51	\$9.09	\$4.71	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	2.0%
Water- Irrigation - Inside City	\$32.27	\$5.27	\$6.20	\$7.13	\$4.16	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	1.5%
Water- Irrigation - Outside City	\$36.54	\$7.93	\$8.51	\$9.09	\$4.71	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	3.3%
Water- Multifamily -Inside	\$24.66	\$5.29	\$6.22	\$7.15	\$3.18	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	9.2%
Water- FHA	\$19.72	\$4.23	\$4.98	\$5.72	\$2.54	\$0.00	\$0.00	\$0.00	14.79%	0.00%	0.00%	0.00%	7.7%



Water Scenario 2 – 100% Volume Charge

Proposed Rates					\$ Difference				% Increase				Effective Increase
Class	Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	
Water- Residential - Inside City	\$21.48	\$5.82	\$6.85	\$7.87	\$0.00	\$0.53	\$0.63	\$0.72	0.00%	10.10%	10.10%	10.10%	5.1%
Water- Residential - Outside City	\$23.92	\$8.82	\$9.46	\$10.10	\$0.00	\$0.81	\$0.87	\$0.93	0.00%	10.10%	10.10%	10.10%	6.6%
Water- Commercial - Inside City	\$28.11	\$5.80	\$6.83	\$7.85	\$0.00	\$0.53	\$0.63	\$0.72	0.00%	10.10%	10.10%	10.10%	8.5%
Water- Commercial - Outside City	\$31.83	\$8.73	\$9.37	\$10.01	\$0.00	\$0.80	\$0.86	\$0.92	0.00%	10.10%	10.10%	10.10%	8.7%
Water- Irrigation - Inside City	\$28.11	\$5.80	\$6.83	\$7.85	\$0.00	\$0.53	\$0.63	\$0.72	0.00%	10.10%	10.10%	10.10%	9.1%
Water- Irrigation - Outside City	\$31.83	\$8.73	\$9.37	\$10.01	\$0.00	\$0.80	\$0.86	\$0.92	0.00%	10.10%	10.10%	10.10%	7.9%
Water- Multifamily -Inside	\$21.48	\$5.82	\$6.85	\$7.87	\$0.00	\$0.53	\$0.63	\$0.72	0.00%	10.10%	10.10%	10.10%	3.8%
Water- FHA	\$17.18	\$4.66	\$5.48	\$6.30	\$0.00	\$0.43	\$0.50	\$0.58	0.00%	10.10%	10.10%	10.10%	4.9%



Water Scenario 3 –6% Across the Board

Proposed Rates

Class	Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)
Water- Residential - Inside City	\$22.77	\$5.61	\$6.59	\$7.58
Water- Residential - Outside City	\$25.36	\$8.49	\$9.11	\$9.72
Water- Commercial - Inside City	\$29.80	\$5.59	\$6.57	\$7.56
Water- Commercial - Outside City	\$33.74	\$8.41	\$9.02	\$9.64
Water- Irrigation - Inside City	\$29.80	\$5.59	\$6.57	\$7.56
Water- Irrigation - Outside City	\$33.74	\$8.41	\$9.02	\$9.64
Water- Multifamily -Inside	\$22.77	\$5.61	\$6.59	\$7.58
Water- FHA	\$18.21	\$4.48	\$5.28	\$6.06

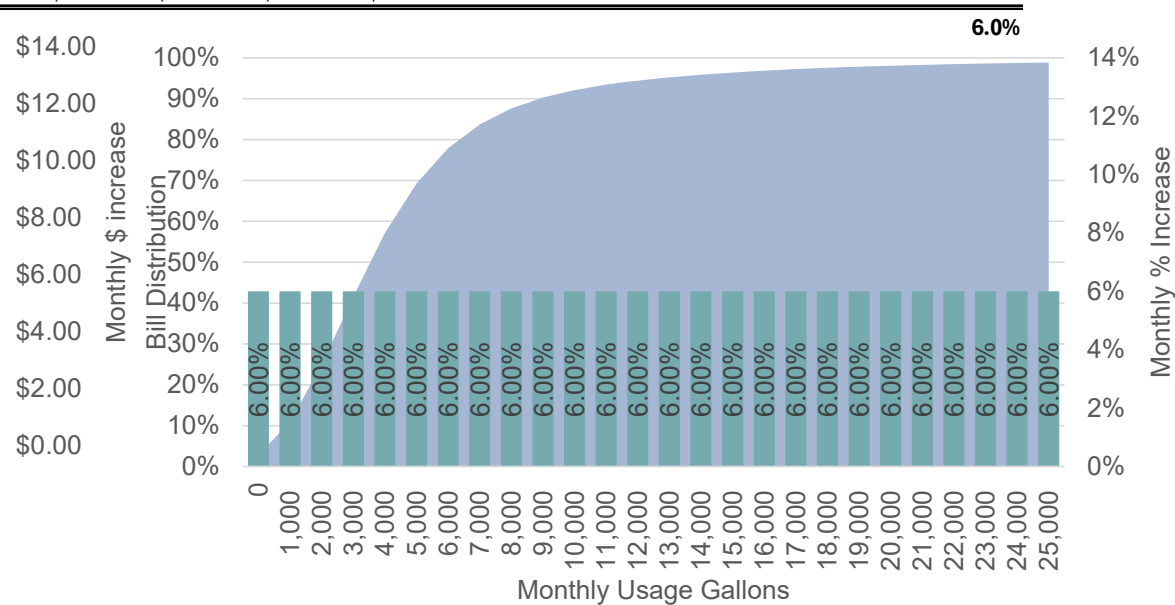
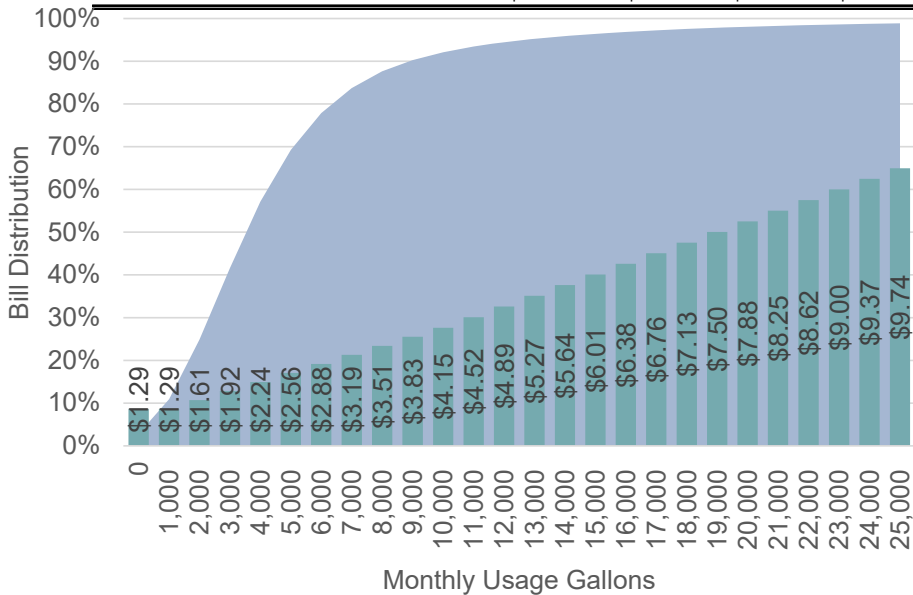
\$ Difference

Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)
\$1.29	\$0.32	\$0.37	\$0.43
\$1.44	\$0.48	\$0.52	\$0.55
\$1.69	\$0.32	\$0.37	\$0.43
\$1.91	\$0.48	\$0.51	\$0.55
\$1.69	\$0.32	\$0.37	\$0.43
\$1.91	\$0.48	\$0.51	\$0.55
\$1.29	\$0.32	\$0.37	\$0.43
\$1.03	\$0.25	\$0.30	\$0.34

% Increase

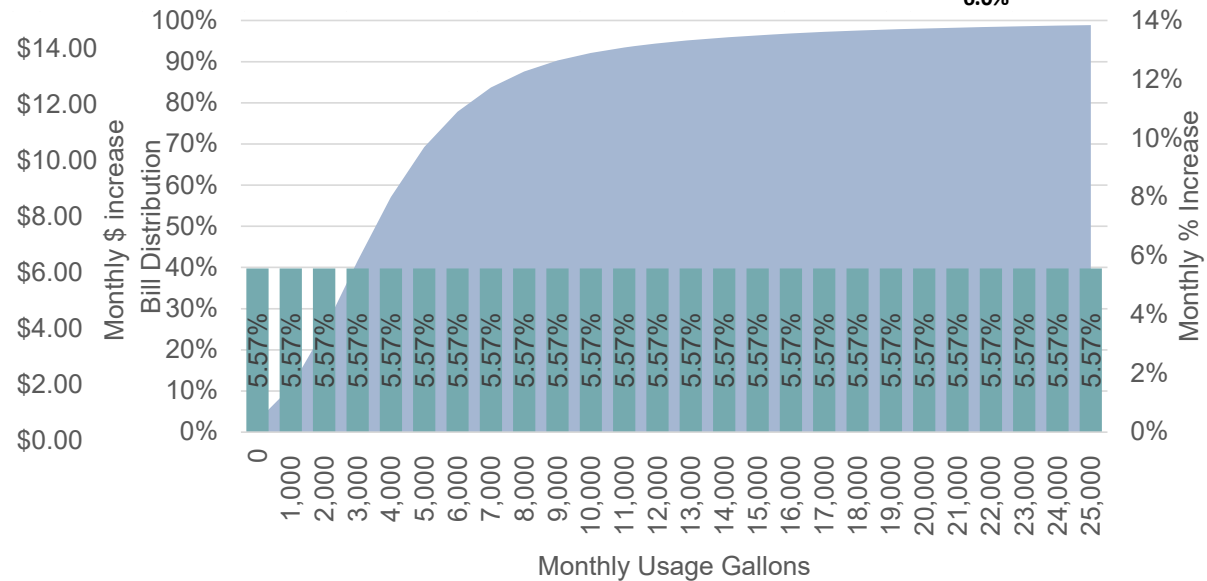
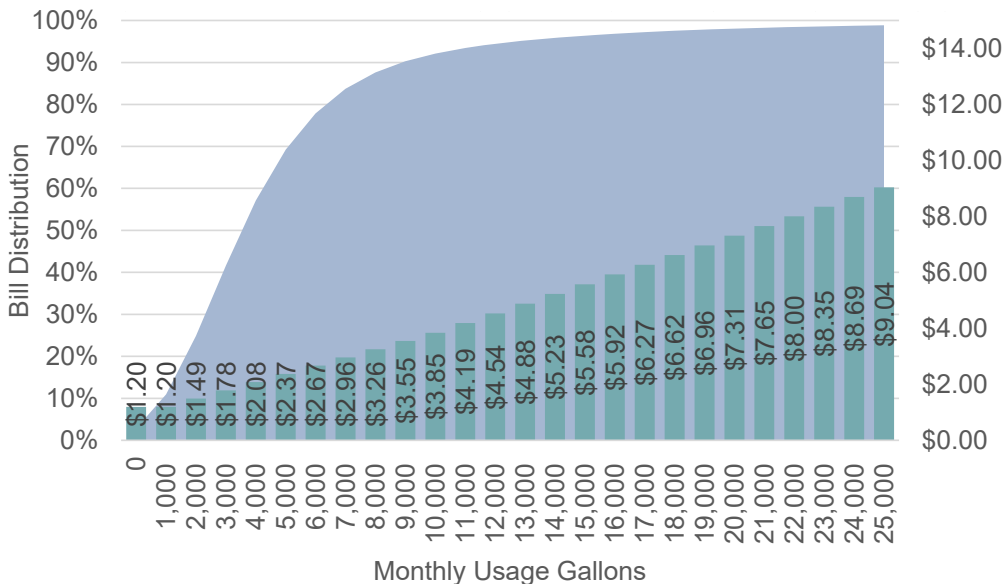
Service Charge Includes 1,000 gals	Tier 1 (1,000 to 10,000 gals)	Tier 2 (10,001 to 25,000 gals)	Tier 3 (Over 25,000 gals)	Effective Increase
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%
6.00%	6.00%	6.00%	6.00%	6.0%

6.0%



Water Scenario 3 – Cost-of-Service Phase-in

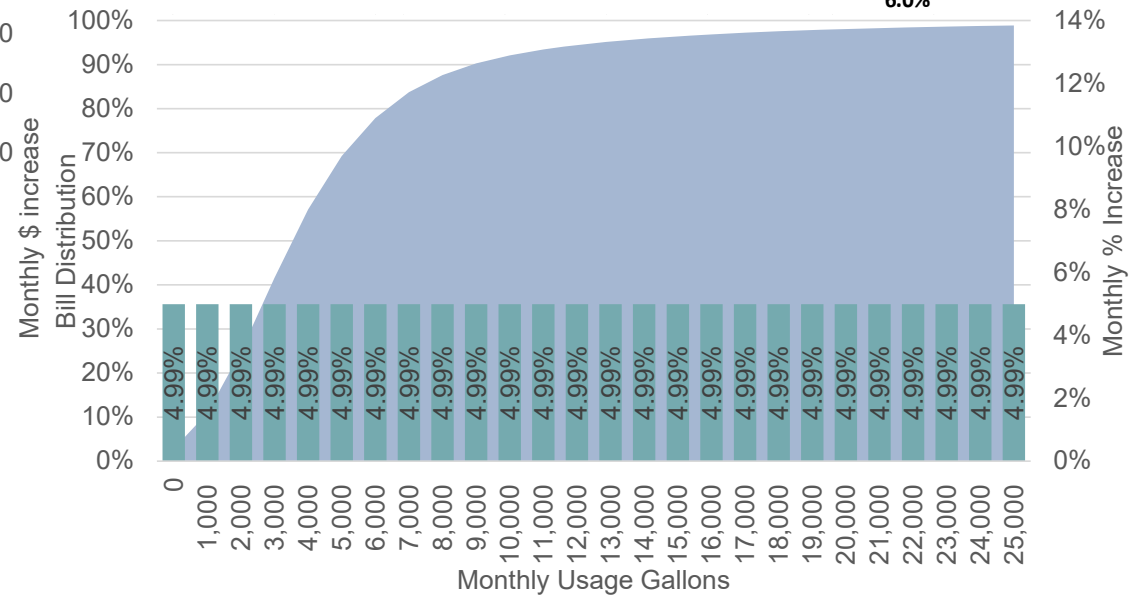
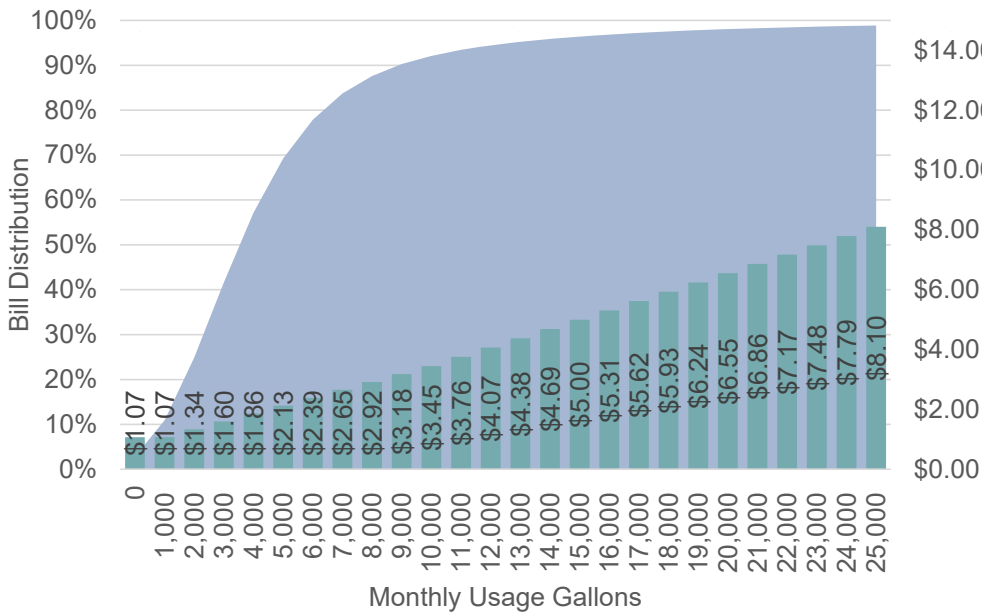
Existing	Proposed Rates				\$ Difference				% Increase				
Class	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Effective Increase
Water- Residential - Inside City	\$22.68	\$5.58	\$6.57	\$7.55	\$1.20	\$0.29	\$0.35	\$0.40	5.57%	5.57%	5.57%	5.57%	5.6%
Water- Residential - Outside City	\$25.25	\$8.46	\$9.07	\$9.68	\$1.33	\$0.45	\$0.48	\$0.51	5.57%	5.57%	5.57%	5.57%	5.6%
Water- Commercial - Inside City	\$29.67	\$5.56	\$6.55	\$7.53	\$1.56	\$0.29	\$0.35	\$0.40	5.57%	5.57%	5.57%	5.57%	5.6%
Water- Commercial - Outside City	\$33.60	\$8.37	\$8.98	\$9.60	\$1.77	\$0.44	\$0.47	\$0.51	5.57%	5.57%	5.57%	5.57%	5.6%
Water- Irrigation - Inside City	\$31.48	\$5.90	\$6.94	\$7.99	\$3.37	\$0.63	\$0.74	\$0.86	12.00%	12.00%	12.00%	12.00%	12.0%
Water- Irrigation - Outside City	\$35.65	\$8.88	\$9.53	\$10.18	\$3.82	\$0.95	\$1.02	\$1.09	12.00%	12.00%	12.00%	12.00%	12.0%
Water- Multifamily -Inside	\$22.68	\$5.58	\$6.57	\$7.55	\$1.20	\$0.29	\$0.35	\$0.40	5.57%	5.57%	5.57%	5.57%	5.6%
Water- FHA	\$18.14	\$4.47	\$5.26	\$6.04	\$0.96	\$0.24	\$0.28	\$0.32	5.57%	5.57%	5.57%	5.57%	5.6%
													6.0%



Water Scenario 3 – Cost-of-Service Phase-in

Existing	Proposed Rates				\$ Difference				% Increase				
Class	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Service Charge Includes 1,000 gals	Tier 1 (2,000 to 10,000 gals)	Tier 3 (10,000 to 25,000 gals)	Tier 4 (Over 25,000 gals)	Effective Increase
Water- Residential - Inside City	\$22.55	\$5.55	\$6.53	\$7.51	\$1.07	\$0.26	\$0.31	\$0.36	4.99%	4.99%	4.99%	4.99%	4.99%
Water- Residential - Outside City	\$25.11	\$8.41	\$9.02	\$9.63	\$1.19	\$0.40	\$0.43	\$0.46	4.99%	4.99%	4.99%	4.99%	4.99%
Water- Commercial - Inside City	\$29.51	\$5.53	\$6.51	\$7.49	\$1.40	\$0.26	\$0.31	\$0.36	4.99%	4.99%	4.99%	4.99%	4.99%
Water- Commercial - Outside City	\$33.42	\$8.33	\$8.93	\$9.54	\$1.59	\$0.40	\$0.42	\$0.45	4.99%	4.99%	4.99%	4.99%	4.99%
Water- Irrigation - Inside City	\$33.73	\$6.32	\$7.44	\$8.56	\$5.62	\$1.05	\$1.24	\$1.43	20.00%	20.00%	20.00%	20.00%	20.00%
Water- Irrigation - Outside City	\$38.20	\$9.52	\$10.21	\$10.91	\$6.37	\$1.59	\$1.70	\$1.82	20.00%	20.00%	20.00%	20.00%	20.00%
Water- Multifamily -Inside	\$22.55	\$5.55	\$6.53	\$7.51	\$1.07	\$0.26	\$0.31	\$0.36	4.99%	4.99%	4.99%	4.99%	4.99%
Water- FHA	\$18.04	\$4.44	\$5.23	\$6.01	\$0.86	\$0.21	\$0.25	\$0.29	4.99%	4.99%	4.99%	4.99%	4.99%

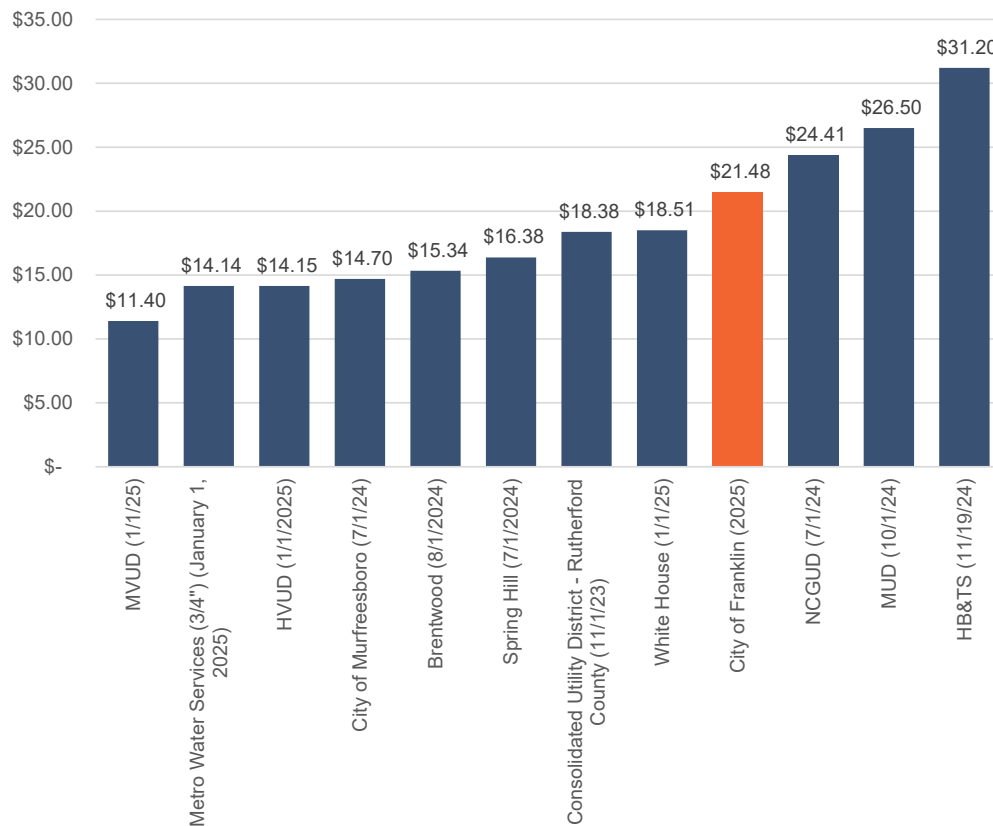
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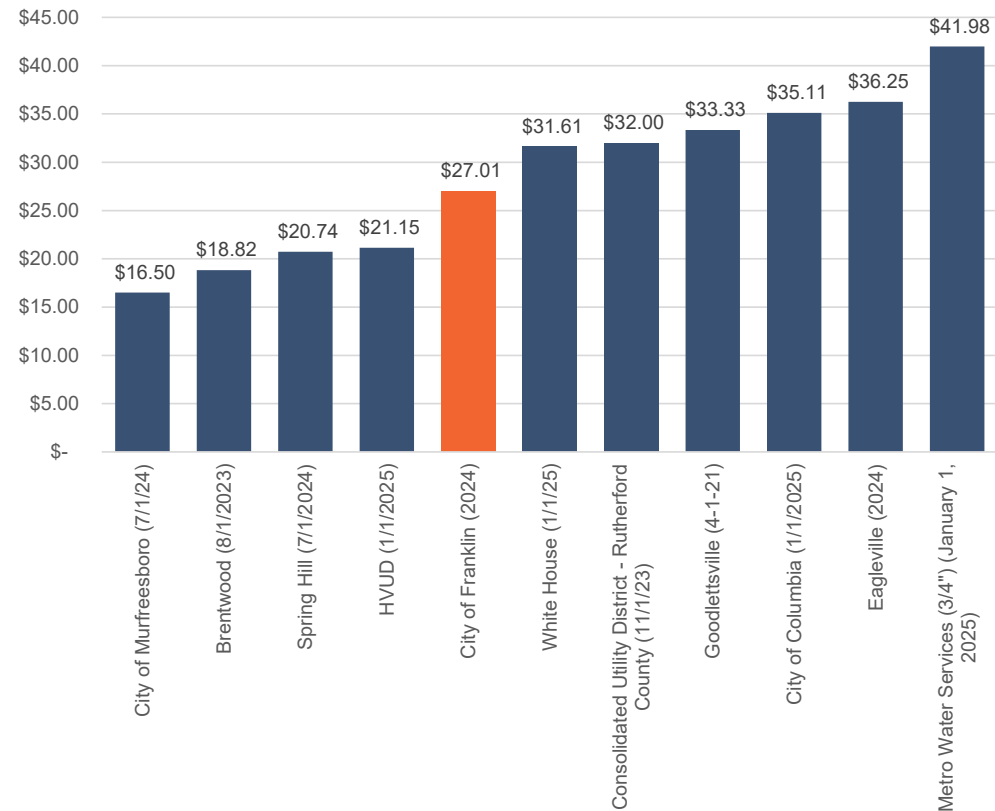
Franklin's Current Benchmarking

Comparison of nearby utilities at 1,000 gallons of usage

Water Rates (Residential Inside) - 1,000 gallons consumption



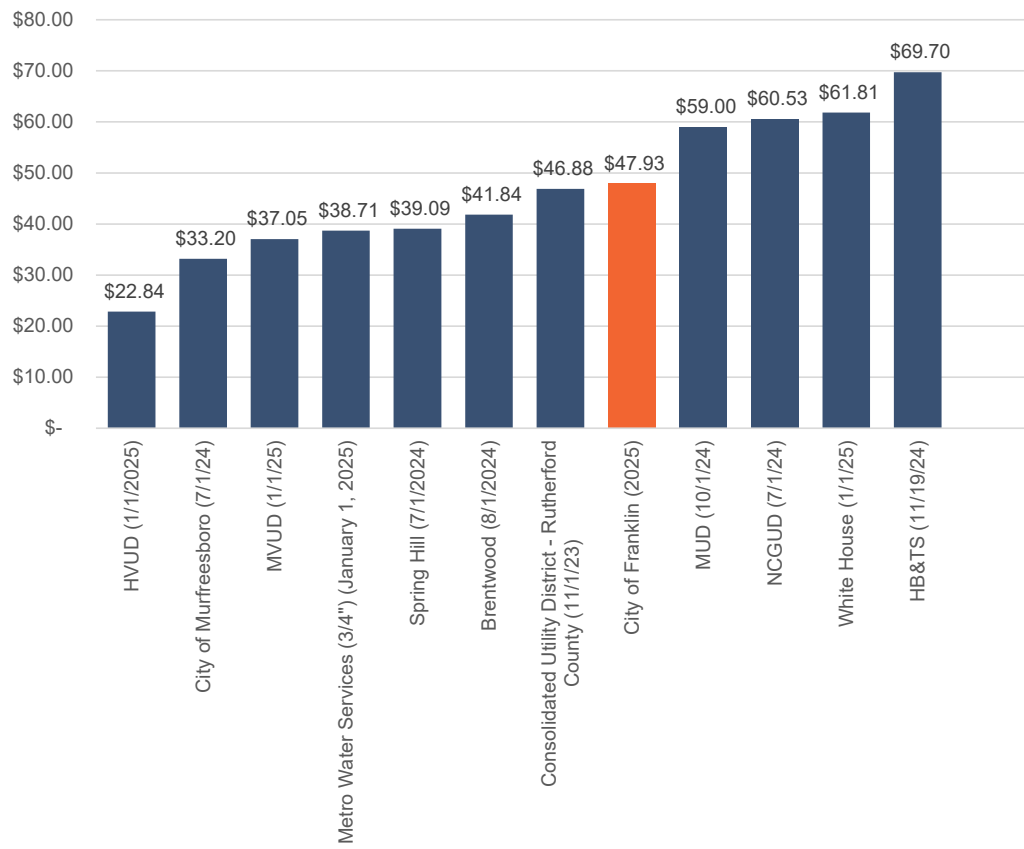
Sanitary Sewer (Residential Inside) - 1,000 gallons consumption



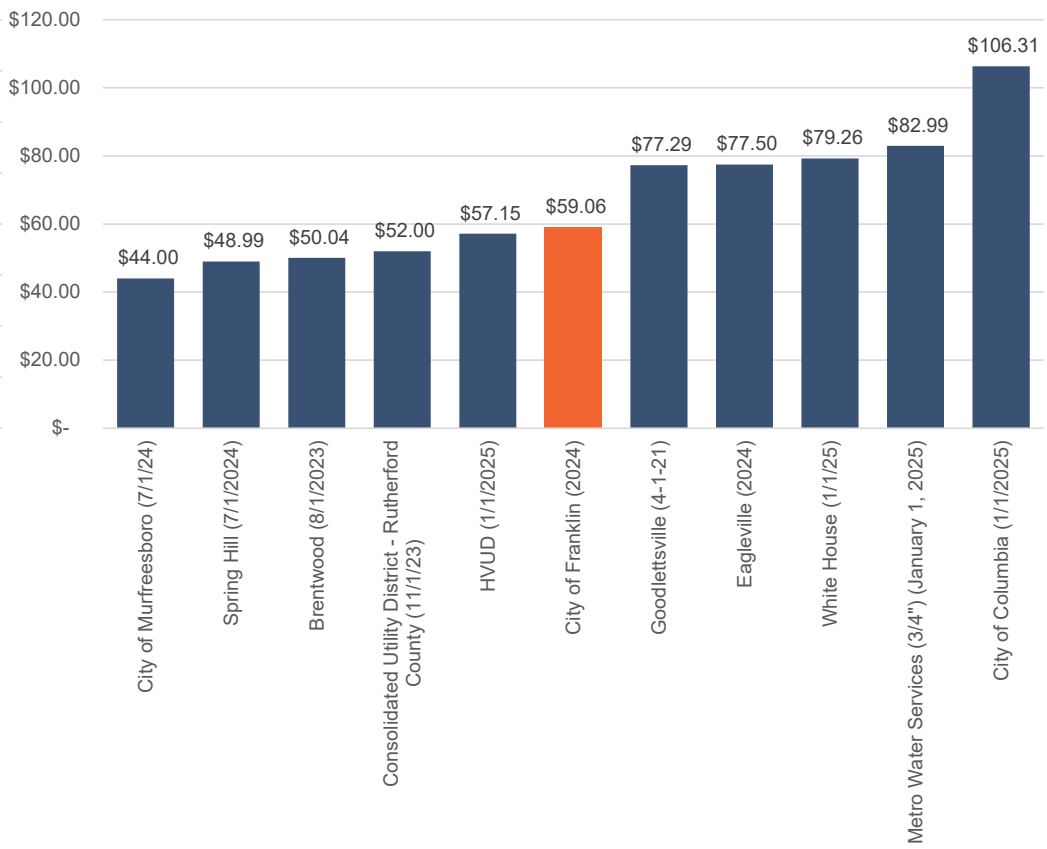
Franklin's Current Benchmarking

Comparison of nearby utilities at 6,000 gallons of usage

Water Rates (Residential Inside) - 6,000 gallons consumption

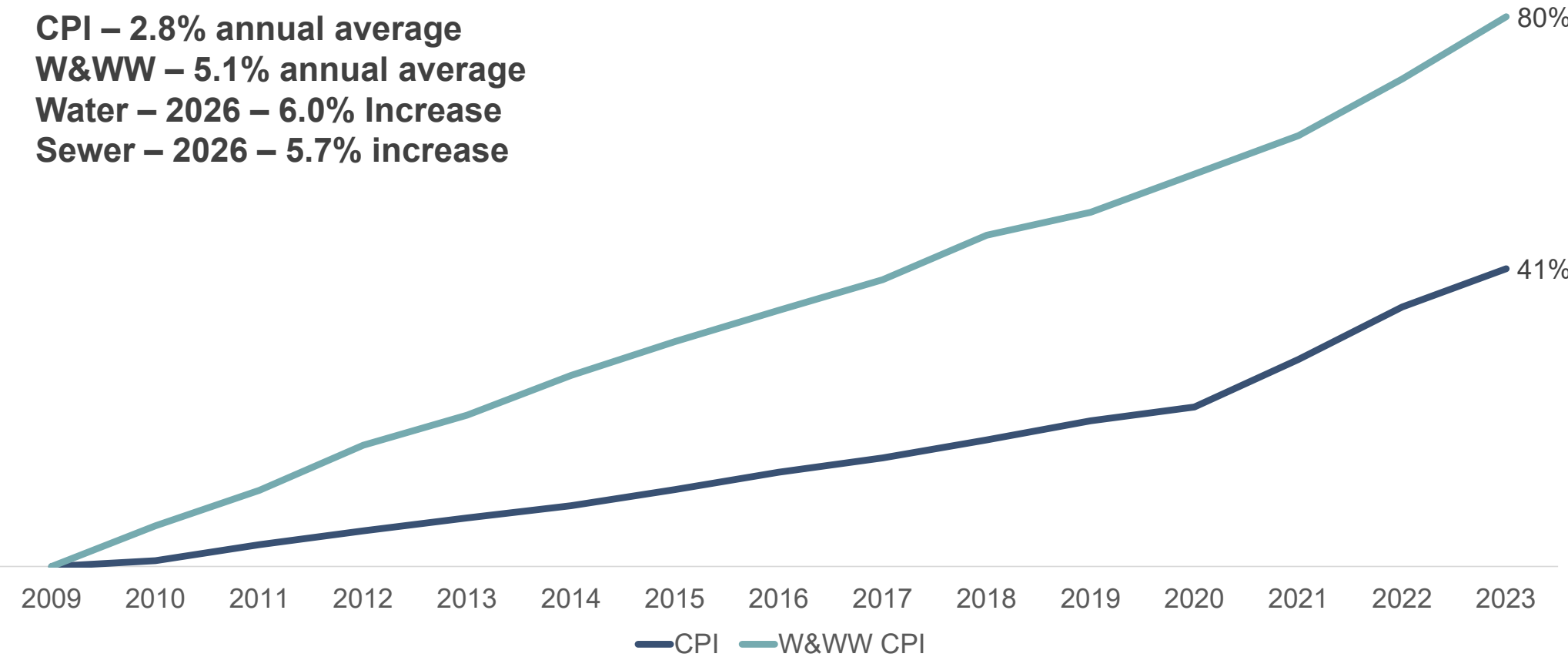


Sanitary Sewer(Residential Inside) - 6,000 gallons consumption



Average Annual Increases Comparison

CPI – 2.8% annual average
W&WW – 5.1% annual average
Water – 2026 – 6.0% Increase
Sewer – 2026 – 5.7% increase



Next Steps?

Hazen

Questions?



File #: 21-01369

DATE: December 13, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

*Consideration Of Resolution 2024-103, A Resolution Approving A Mural At 1560 W. McEwen
FPAC 11/20/24, 5-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-103 approving a mural at 1560 W. McEwen.

BACKGROUND/STAFF COMMENTS:

Flower Child presented a proposal to the Franklin Public Arts Commission for a mural at their business located at 1560 W. McEwen. The mural by artist Sarah Meitler features lemons, flowers, and quotes.

FPAC was established to provide guidance and oversight for art projects which are for public display, outdoors in the City of Franklin. The Commission makes recommendations concerning all aspects of public art to the Board of Mayor and Aldermen. This includes artwork in any media that has been planned and executed with the intention of being staged on private, non-residential property for viewing from the public right-of-way.

At their November meeting, FPAC voted unanimously to recommend approval of the mural to the Board of Mayor and Aldermen.

FINANCIAL IMPACT:

There is no financial impact on the City. The property owner is responsible for the mural, including any future maintenance or upkeep.

RECOMMENDATION:

The Franklin Public Arts Commission voted to recommend approval of the mural to the Board of Mayor and Aldermen.

RESOLUTION 2024-103

A RESOLUTION APPROVING A MURAL ENTITLED "FLOWER CHILD MURAL" AT 1560 W. MCEWEN DRIVE

WHEREAS, Flower Child submitted a proposal for a mural located at 1560 W. McEwen to the Franklin Public Arts Commission; and

WHEREAS, the mural entitled "Flower Child" features lemons, flowers, and quotes; and

WHEREAS, Flower Child commissioned artist Sarah Meitler to paint the mural; and

WHEREAS, the Franklin Public Arts Commission was established to review and make recommendations concerning all aspects of public art and is recommending approval of the mural to Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed mural at 1560 W. McEwen, Suite 150 is hereby approved.

SECTION 2. The mural shall be the responsibility of Flower Child.

SECTION 3. Flower Child shall be fully responsible for the maintenance of the mural, including the removal of graffiti.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
J. Blake Harper
Staff Attorney

**CITY STAFF**

Received by: _____

Date: _____

**APPLICATION FOR PLACING ARTWORK ON
CITY OF FRANKLIN PROPERTY**

Thank you for your interest in placing artwork on property owned by the City of Franklin.

Please complete and submit this application, along with the proposal, to:

Franklin Public Art Commission

City of Franklin

109 Third Avenue South

Franklin, TN 37064

Please review the attached Policies and Procedures. For assistance, please contact the Public Outreach Specialist at 615-550-6606 or CityofFranklin@FranklinTN.gov. The Franklin Public Art Commission reserves the right to request additional information in order to process an exhibition proposal.

APPLICANT		
Name(s)/Organization: Flower Child		
Contact: Beth Berman		
Address: 19 Corporate Park		
City: Irvine	State: CA	Zip: 92606
Phone: 310-200-7284	Fax: N/A	
Email: bberman@thecheesecakefactory.com	Website: iamaflowerchild.com	
Conflicts of Interest (disclose any active contracts or contract negotiations with the City): N/A		

PROPOSED ARTWORK

Title of proposed artwork or exhibition

Flower Child Mural

Labeling - include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable

The exterior mural features an abundance of lemons and serves as a visual homage to the purity and simplicity found in nature.
The layout is a variation of another locations mural that turned out great.
See narrative for more descriptions

(Optional) Proposed City-owned site for placement:

N/A

Participants (list anyone that will be involved in the project):

Beth Berman

Natalie Burt

Richard Cassey

ARTWORK DETAILS

Please attach a proposal that includes the following:

1. Narrative description of the artwork or project including:
 - a. Concept
 - b. Aesthetic vision
 - c. Artist involvement
 - d. Materials
 - e. Processes
 - f. Durability
 - g. Other relevant information
2. Timeline and detailed installation plan (including specific required components for installation)
3. Budget and funding (explain project budget and how it will be funded)
4. Maintenance plan while the piece is on display (whether temporary or permanent)
5. Qualifications including:
 - a. Artist(s) resume/bio
 - b. Examples of past exhibits or similar projects
6. Visuals including:
 - a. Sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art including an accurate description of colors
 - b. (If applicable) Digital, color images of artworks in exhibition
 - c. A site plan clearly showing the dimensions and the location of the art and its relation to pedestrian path of travel on the site and in the vicinity, including adjacent rights-of-way.
 - d. An elevation or perspective rendering showing the streetscape view of the art including the street elevations of adjacent properties
 - e. Digital images of past exhibits or similar projects
 - f. Maquette or rendering of artwork(s)

Submit application and supporting materials to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature: <i>Beth Berman</i>	Signature of Legal Guardian if Artist is a minor:
Print name: Beth Berman	Date: 10.1.24

APPLICATION FOR FPAC

10.17.24

FLOWER CHILD

1560 1566 W. McEwen Drive, Suite 150

Franklin, TN 37067

CONTACT: BETH BERMAN

310-200-7284

bberman@thecheesecakefactory.com

1. NARRATIVE:

At Flower Child, our philosophy centers on healthfulness, freshness, and the goodness that comes from nourishing both body and soul. Lemons, a vibrant symbol of vitality and renewal, perfectly capture the essence of our restaurant's values.

The exterior mural featuring an abundance of lemons serves as a visual homage to the purity and simplicity found in nature. Lemons, known for their refreshing qualities and health benefits, mirror our commitment to providing food that not only tastes good but also makes you feel good. Their bright, sunny color embodies the joy and optimism we strive to create in every meal, while their tangy flavor represents the bold, zestful approach we take in crafting our dishes.

By painting this mural, we invite our guests to experience the vibrancy of fresh ingredients, the natural beauty of wholesome living, and the burst of energy from eating food made with care. It's more than just lemons on a wall—it reflects Flower Child's belief that wellness and happiness are cultivated through the little things, like a squeeze of lemon to brighten the day.

The muralist we're working with is highly respected and has created pieces for major global brands nationwide. He's also Fox Restaurant Concepts' go-to artist, contributing to over 40 of our current restaurants. His work is known for its durability and timeless appeal, which are applied with great care to ensure they last. This mural will not only be a true reflection of the Flower Child brand but is also designed to become an iconic feature of the development, attracting attention for years to come.

The mural will be implemented based on the previously provided artwork, using premium-quality preparation materials, primers, and paints, all specifically chosen for their durability and ability to maintain lasting visual appeal.

2. TIMELINE:

Typically these murals take about a week of onsite work to paint. We add them into the project towards the end of the construction project

3. BUDGET AND FUNDING:

Flower Child is self funded and the budget is included in the cost of our builds

4. MAINTENANCE:

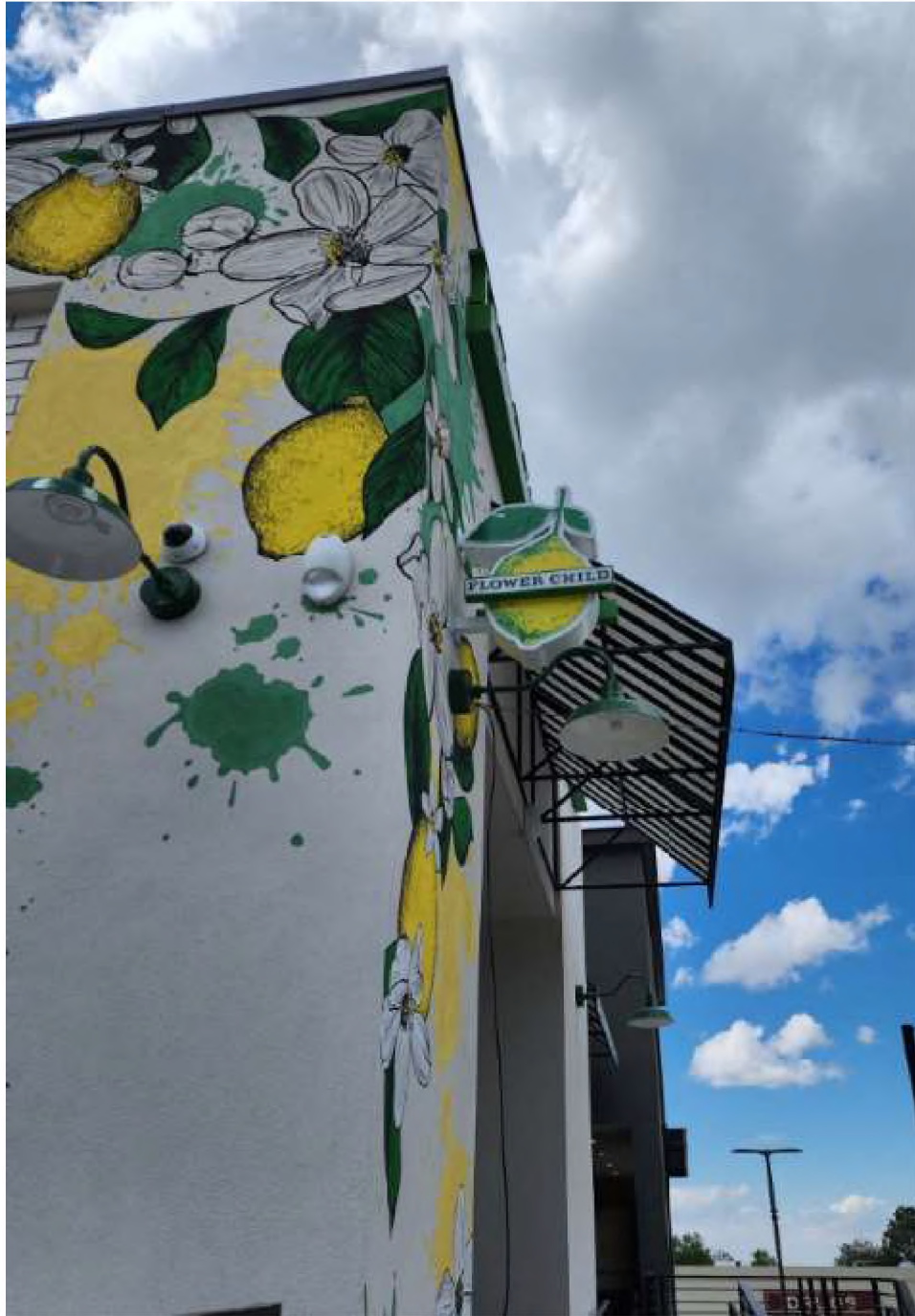
These murals are permanent and if they need touching up, we send the original muralist out to execute. Typically we see these murals remain vibrant and clear for about ten years.

5. QUALIFICATIONS:

See some examples of previous Murals







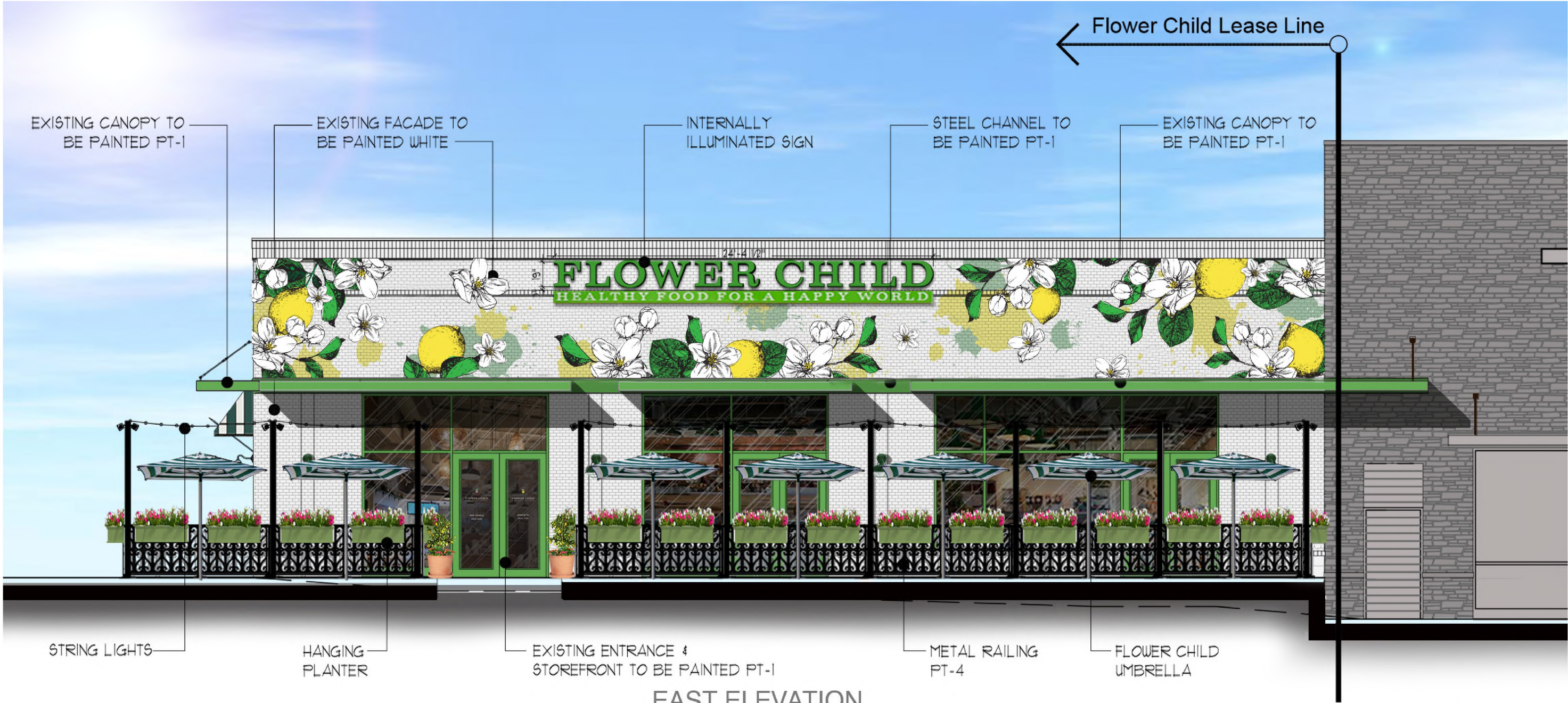






6. VISUALS:

See attached pages for detailed renderings



EAST ELEVATION

NOTE: ART NOT FINAL

Preliminary Elevation
June 17, 2024







DETAILED IN
PAGES 5 - 8

WEST ELEVATION
NOTE: ART NOT FINAL

Preliminary Elevation
June 17, 2024



T O P L A N T

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**CITY STAFF**

Received by: _____

Date: _____

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 - c. Artist involvement
 - d. Materials
 - e. Processes
 - f. Durability
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2. Timeline and detailed installation plan (including specific required components for installation)
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 - a. Artist(s) resume/bio
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Submit application and supporting materials to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature: <i>Beth Berman</i>	Signature of Legal Guardian if Artist is a minor:
Print name: Beth Berman	Date: 10.1.24

APPLICATION FOR FPAC

10.17.24

FLOWER CHILD

1560 1566 W. McEwen Drive, Suite 150

Franklin, TN 37067

CONTACT: BETH BERMAN

310-200-7284

bberman@thecheesecakefactory.com

1. NARRATIVE:

At Flower Child, our philosophy centers on healthfulness, freshness, and the goodness that comes from nourishing both body and soul. Lemons, a vibrant symbol of vitality and renewal, perfectly capture the essence of our restaurant's values.

The exterior mural featuring an abundance of lemons serves as a visual homage to the purity and simplicity found in nature. Lemons, known for their refreshing qualities and health benefits, mirror our commitment to providing food that not only tastes good but also makes you feel good. Their bright, sunny color embodies the joy and optimism we strive to create in every meal, while their tangy flavor represents the bold, zestful approach we take in crafting our dishes.

By painting this mural, we invite our guests to experience the vibrancy of fresh ingredients, the natural beauty of wholesome living, and the burst of energy from eating food made with care. It's more than just lemons on a wall—it reflects Flower Child's belief that wellness and happiness are cultivated through the little things, like a squeeze of lemon to brighten the day.

The muralist we're working with is highly respected and has created pieces for major global brands nationwide. He's also Fox Restaurant Concepts' go-to artist, contributing to over 40 of our current restaurants. His work is known for its durability and timeless appeal, which are applied with great care to ensure they last. This mural will not only be a true reflection of the Flower Child brand but is also designed to become an iconic feature of the development, attracting attention for years to come.

The mural will be implemented based on the previously provided artwork, using premium-quality preparation materials, primers, and paints, all specifically chosen for their durability and ability to maintain lasting visual appeal.

2. TIMELINE:

Typically these murals take about a week of onsite work to paint. We add them into the project towards the end of the construction project

3. BUDGET AND FUNDING:

Flower Child is self funded and the budget is included in the cost of our builds

4. MAINTENANCE:

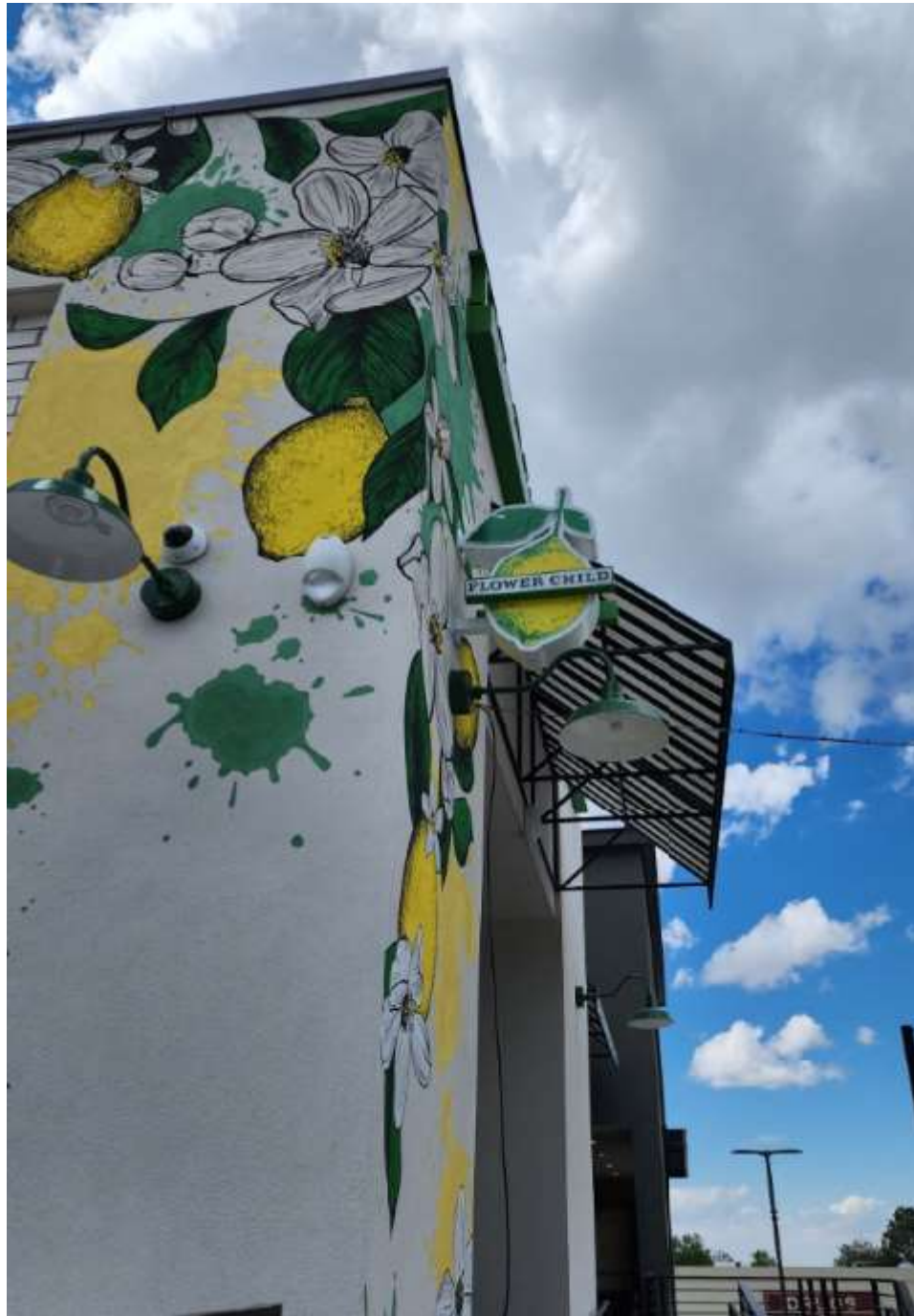
These murals are permanent and if they need touching up, we send the original muralist out to execute. Typically we see these murals remain vibrant and clear for about ten years.

5. QUALIFICATIONS:

See some examples of previous Murals







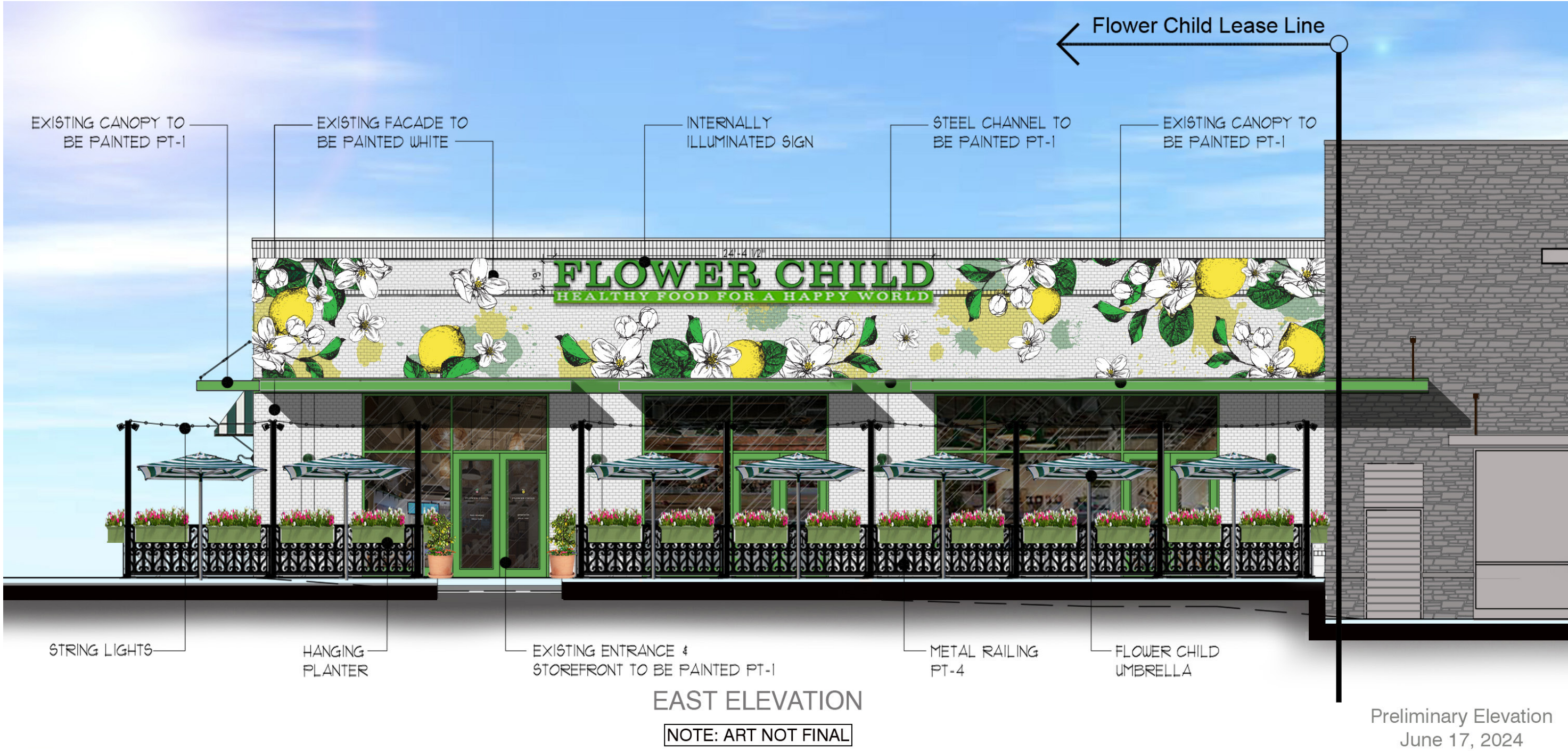






6. VISUALS:

See attached pages for detailed renderings







DETAILED IN
PAGES 5 - 8

WEST ELEVATION
NOTE: ART NOT FINAL

Preliminary Elevation
June 17, 2024

FLOWER CHILD

Franklin - Tennessee

TO PLANT

a

GARDEN

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BELIEVE

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H E R S E C R E T

is

P A T I E N C E



File #: 21-01370

DATE: December 13, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

*Consideration Of Resolution 2024-104, A Resolution To Approve A Mural At 7087 Bakers Bridge Avenue
FPAC 11/20/24, 5-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-104 approving a mural at 7087 Bakers Bridge Avenue.

BACKGROUND/STAFF COMMENTS:

Raising Cane's Restaurant presented a proposal for a mural at their location at 7087 Bakers Bridge Ave. The mural by artist Jason Brake features a disco ball, a hard hat, a salmon, and the number "1" in the shape of a heart.

FPAC was established to provide guidance and oversight for art projects which are for public display, outdoors in the City of Franklin. The Commission makes recommendations concerning all aspects of public art to the Board of Mayor and Aldermen. This includes artwork in any media that has been planned and executed with the intention of being staged on private, non-residential property for viewing from the public right-of-way.

FINANCIAL IMPACT:

There is no financial impact on the City. The property owner is responsible for the mural, including any future maintenance or upkeep.

RECOMMENDATION:

The Franklin Public Arts Commission voted to recommend approval of the mural to the Board of Mayor and Aldermen.

RESOLUTION 2024-104

A RESOLUTION APPROVING A MURAL AT 7087 BAKERS BRIDGE AVENUE

WHEREAS, Raising Cane's Restaurant submitted a proposal for a mural located at 7087 Bakers Bridge Avenue to the Franklin Public Arts Commission; and

WHEREAS, the mural entitled "ONE LOVE Heart" features a disco ball, a hard hat, a salmon, and the number "1" in the shape of a heart; and

WHEREAS, Raising Cane's Restaurant commissioned artist, Jason Brake, to paint the mural; and

WHEREAS, the Franklin Public Arts Commission was established to review and make recommendations concerning all aspects of public art and is recommending approval of the mural to Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed mural at 7087 Bakers Bridge Avenue is hereby approved.

SECTION 2. The mural shall be the responsibility of Raising Cane's Restaurant.

SECTION 3. Raising Cane's Restaurant shall be fully responsible for the maintenance of the mural, including the removal of graffiti.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
J. Blake Harper
Staff Attorney

**CITY STAFF**

Received by: _____

Date: _____

**APPLICATION FOR PLACING ARTWORK ON
CITY OF FRANKLIN PROPERTY**

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City of Franklin

109 Third Avenue South

Franklin, TN 37064

Please review the attached Policies and Procedures. For assistance, please contact the Public Outreach Specialist at 615-550-6606 or CityofFranklin@FranklinTN.gov. The Franklin Public Art Commission reserves the right to request additional information in order to process an exhibition proposal.

APPLICANT

Name(s)/Organization: AGI on behalf of Raising Cane's

Contact: Christopher Russell

Address: 7087 Bakers Bridge Ave.

City: Franklin

State: TN

Zip: 37067

Phone: (865) 245-9367

Fax:

Email: crussell@agi.net

Website: N/A

Conflicts of Interest (disclose any active contracts or contract negotiations with the City):
N/A

PROPOSED ARTWORK

Title of proposed artwork or exhibition

Panel of Raising Cane I (Founder's Dog) & ONE LOVE Heart Mural

Labeling - include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable

Artwork Pieces created by AGI (branding partner of Raising Cane's) and Mural Backer for ONE LOVE Heart Mural painted by Jason Brake, muralist.

(Optional) Proposed City-owned site for placement:

N/A - Proposed to be on Raising Cane's building

Participants (list anyone that will be involved in the project):

Muralist - Jason Brake

ARTWORK DETAILS

Please attach a proposal that includes the following:

1. Narrative description of the artwork or project including:
 - a. Concept
 - b. Aesthetic vision
 - c. Artist involvement
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APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature: <i>Christopher Russell</i>	Signature of Legal Guardian if Artist is a minor:
Print name: Christopher Russell	Date: 10/14/2024

Raising Cane's Art Narrative

To: Franklin Public Arts Commission

From: Christopher Russell, Architectural Graphics, Inc.

Date: 10/14/2024

Raising Cane's is seeking support from Franklin Public Arts Commission (FPAC) for use of building art at their upcoming restaurant location under development next to Cool Springs Mall at the corner Bakers Bridge and Mallory. This property previously operated as Millers Ale House.

As a new-to-market concept, the benefit to the applicant is the ability to introduce Raising Cane's restaurant suitably by immersing their "ONE LOVE" concept into the local community as it's represented nationally. One of the ways this is carried out in over 800 sites is by displaying works of art intended to welcome the community from any approach, whether pedestrian or parking.

The art presented is permanently oriented on the building in a manner not intended to draw attention from the street. Rather, it provides an aesthetically pleasing design for customers already on the property in the drive thru or entranceway. Without the art, the walls look bare and undeveloped. There is no internal illumination nor advertising explicitly stating Raising Cane's, slogans or products sold on the premises; and therefore, our declaration is the proposed elements are art comparable to the other murals found in Franklin, Nashville and surrounding areas.

The Raising Cane's story is represented in their art murals and other graphics inside, as well as outside, as a full immersive experience for their community. Granting this request would improve overall aesthetics to property but will not diminish the surrounding properties.

For example, the mural is more than objects and paint on a wall, it's an intentional interaction to welcome their customers, new and returning. Raising Cane's has observed a following where people travel to their locations for the food as well as to capture a selfie opportunity with this building art as its backdrop in social media posts - a Raising Cane's passport, if you will.

On the following pages are more details of each piece of art which will provide the significance of how these proposed elements are crucial to the Raising Cane's experience.

One Love Heart mural (A)

The work of art known as the city's "One Love Heart" is an effort to connect the restaurant's local community with Raising Cane's culture and philosophy. This work of art features a red background and your city's name hand-painted by Jason Brake, the Cane's muralist from the other side of the Smokies in Asheville, NC. The heart is constructed of brushed metal pieces that are pin-mounted to the painted wall background to give a 3D effect.

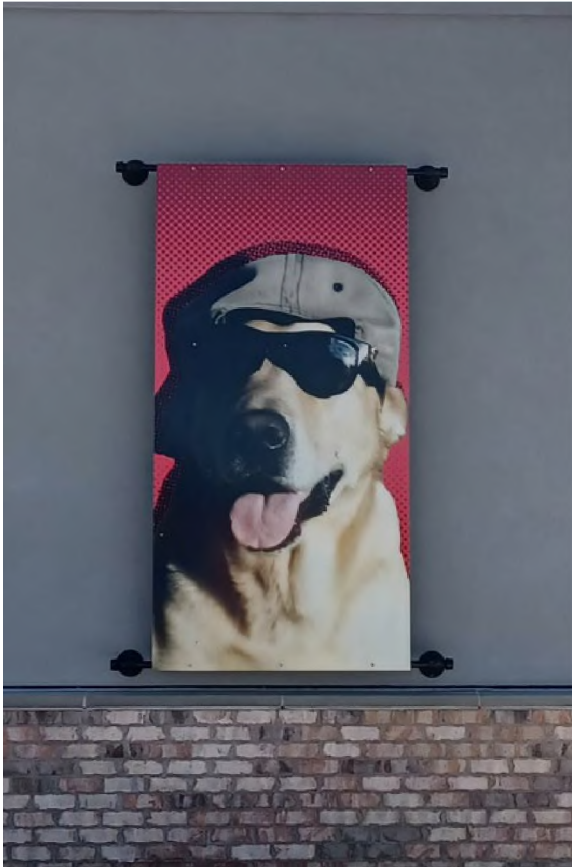
Not only will the mural be designed to incorporate "Franklin" (painted), but each component also represents the story of Raising Cane's graphically:



- The **disco ball** (*upper right*) is a nod to the original budget-friendly decoration, which helped create the ambience, at the very first restaurant opened next to LSU's college campus by the owner and self-starter, Todd Graves.
- The **hard hat** (*bottom right*) stands for the dedication and hard work he made while working as a boilermaker, saving up to achieve his vision of opening a restaurant specializing in cooked-to-order "craveable" chicken finger meals.
- Their focused menu of "ONE LOVE" – chicken fingers – can be found enmeshed throughout the business but especially depicted, here, in the shape of the overall **heart** design as well as the "**1**" (*bottom left*).
- During his quest for seed money for the restaurant, Todd also spent time as a salmon fisher in Alaska which you'll see depict in the **fish** (*top left*).
- In the middle of the heart, you'll see Cane – the first **dog** – who was around so much during construction of the first restaurant that friends encouraged Todd to name the company after her.

In summary, this mural is a graphic representation of the owner's journey to bring his vision to the fruition.

Red Dog Art graphics panel (B)



This art graphics panel depicts the first dog of Raising Cane's (photo below), who is well known as their mascot and well-loved by those patrons who frequent Raising Cane's restaurants.

This element consists of a digital graphic applied to a rigid aluminum substrate for purposes of mounting to the building wall using steel pipes to offset from the wall.

Raising Cane's actively supports over 30,000 organizations including Education, Feeding the Hungry, Active Lifestyles, Pet Welfare, Entrepreneurship, and more to show their appreciation for the communities that support them.



Timeline:

- Painting and Installation scheduled to take place early November
 - Jason Brake, muralist, will paint the background of the Heart Mural. Our install team of The American Sign Co. will follow with attaching the metal pieces.
 - The Raising Cane I Graphic Panel will be installed at the same time by The American Sign Co.

Budget

- Raising Cane's has Jason Brake, muralist, on retainer for murals across the country. Architectural Graphics, Inc., provides the metal art pieces as well as the Graphic Panel featuring Raising Cane I. The funding for all art pieces is completely covered by Raising Cane's.

Maintenance Plan

- All Raising Cane's murals across the country are scheduled for maintenance including touch-up or repainting every 3-5 years.
- The Heart items and Raising Cane I Graphic Panel are maintained by Architectural Graphics, Inc., forever. There is a service team that responds for any maintenance issues to repair or replace deficient items.

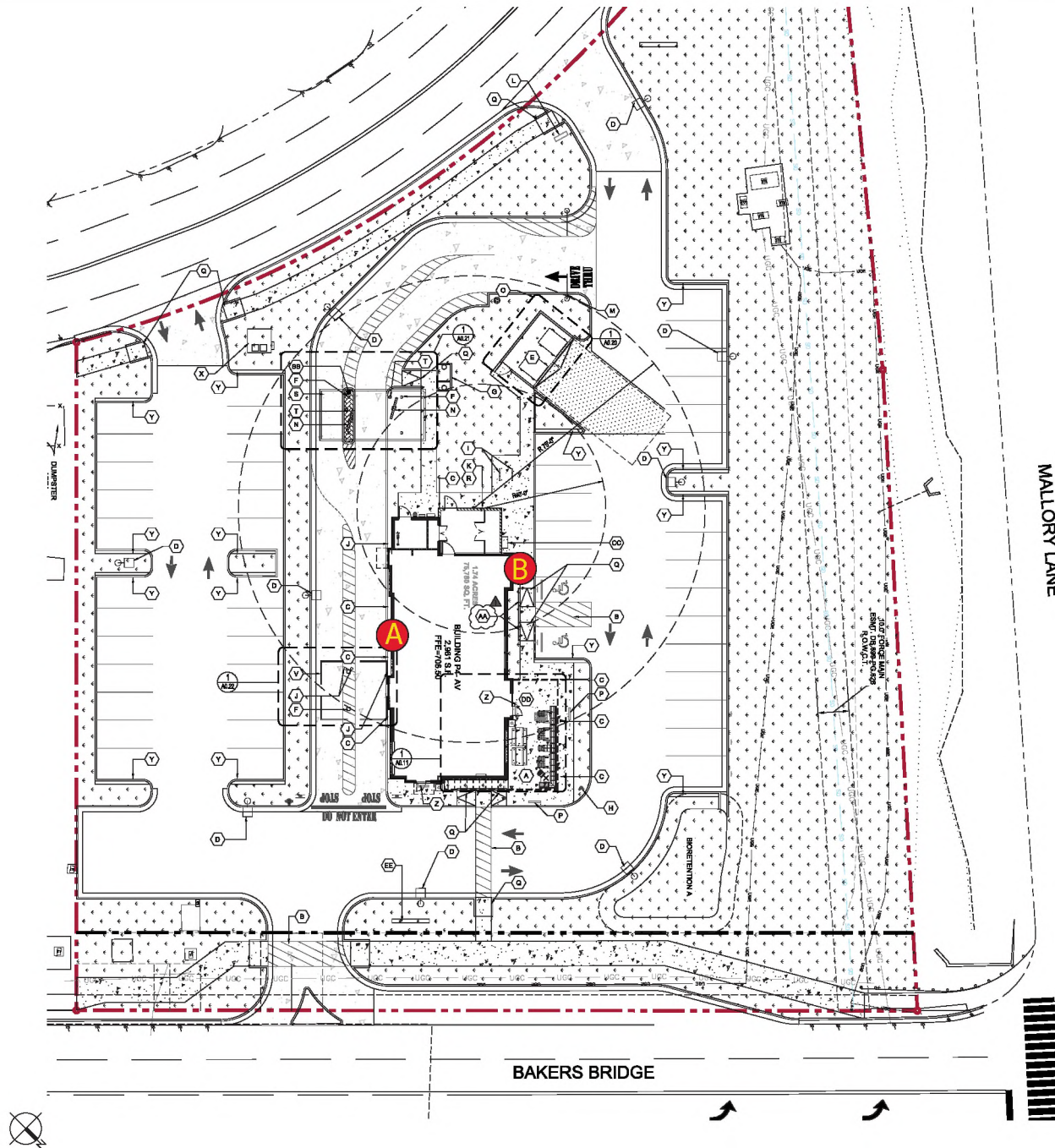
Qualifications

- Jason Brake, from Asheville, NC
 - He has painted over 400 murals for Raising Cane's across the country over the last 10 years
 - 1996-99- Attended Art Academy of Cincinnati
 - 2001-11- Painted for Dafford Murals in Lafayette, LA
 - 2012-present- Owner/Operator of Jason Brake Murals



SITEMAP

	QTY.	CODE	DESCRIPTION
A	1	OLMRL	ONE LOVE City Art/Heart Mural
B	1	RD	RED DOG Wall Art Panel



Location: Franklin, TN

Date: 04/04/2023

Site ID: RC1046

AGI PM: Christopher Russell

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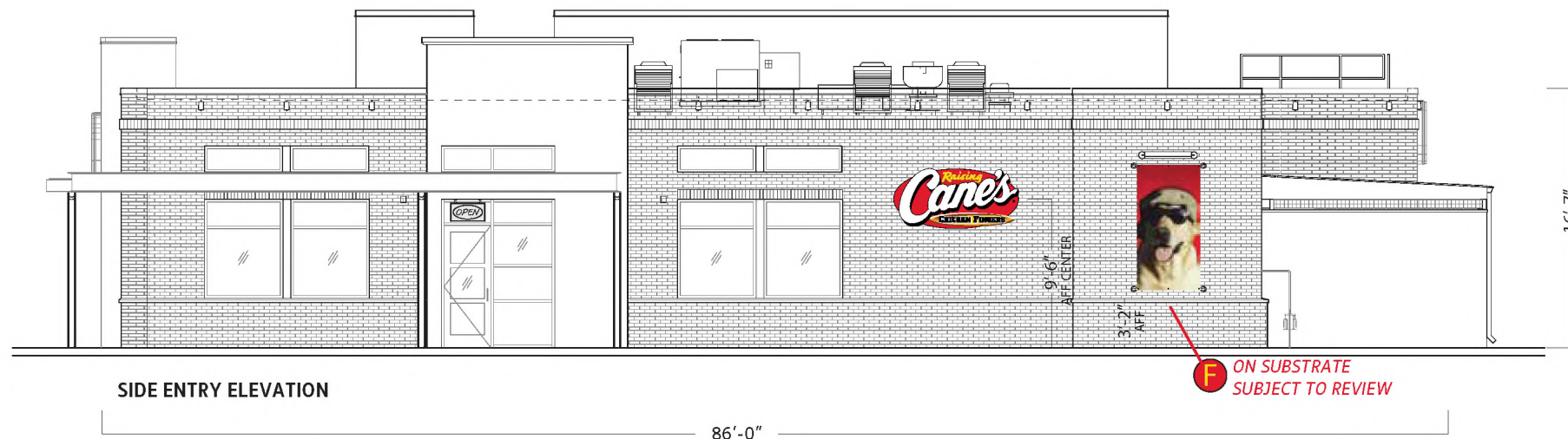
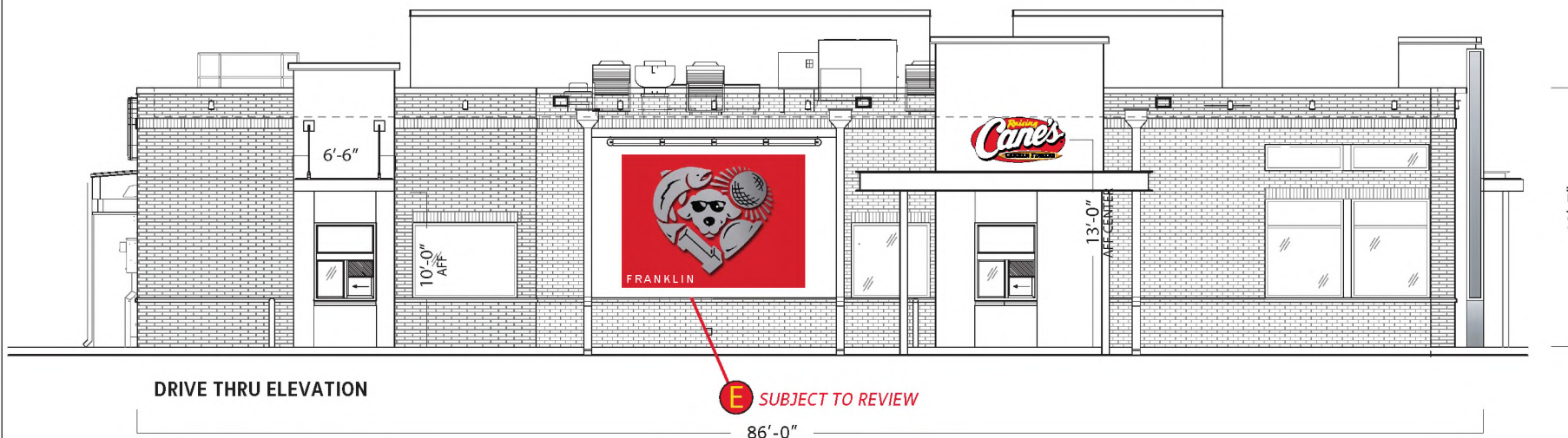
PAGE 1



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ELEVATIONS

	QTY.	C	DESCRIPTION
A	1	OLMRL	ONE LOVE City Art/Heart Mural
B	1	RD	RED DOG Wall Art Panel



Scale: 3/32"=1'



Location: Franklin, TN

Date: 04/04/2023

Site ID: RC1046

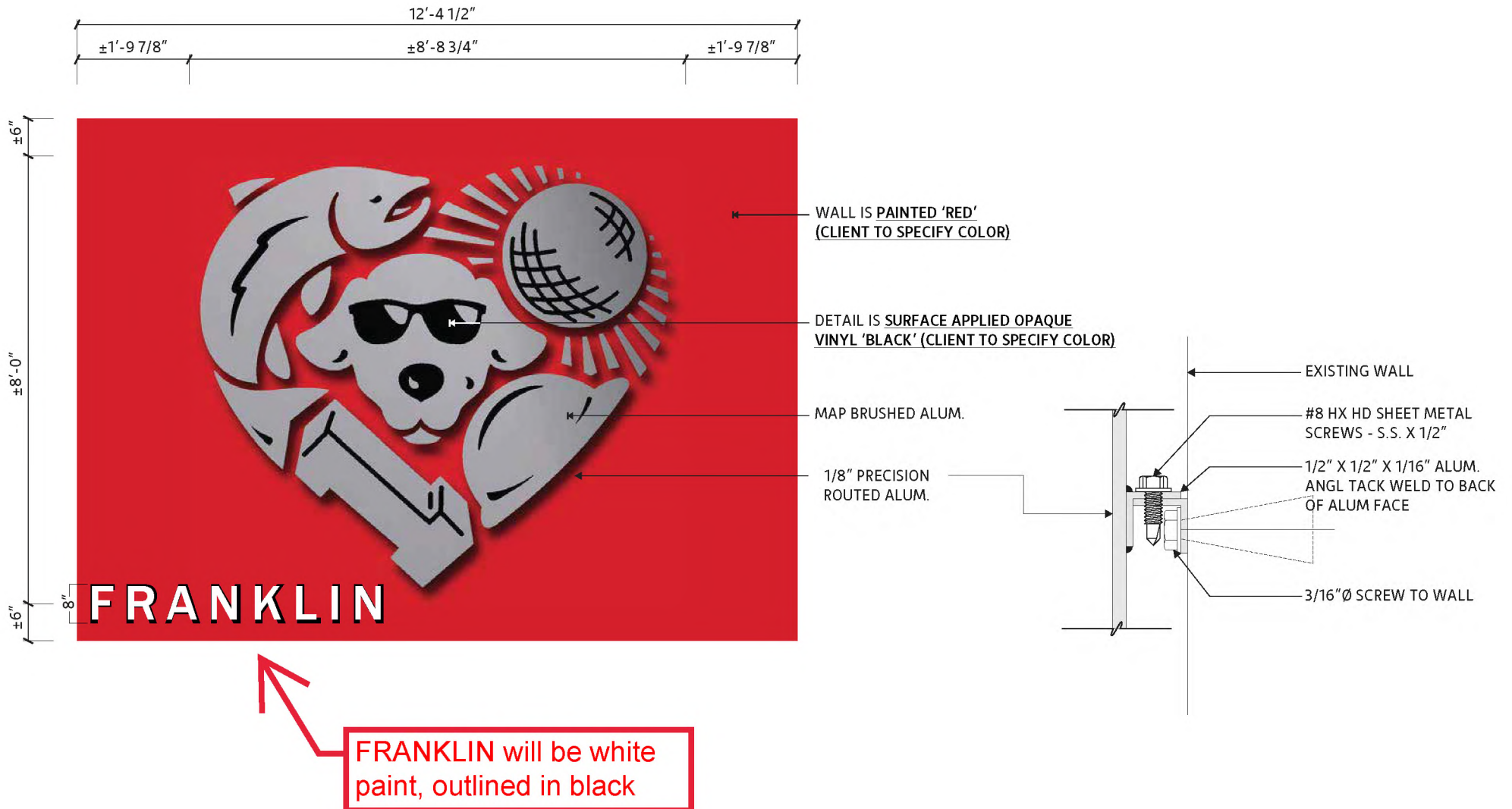
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PAGE 2



Page 273 of 297



Location: Franklin, TN

Date: 04/04/2023

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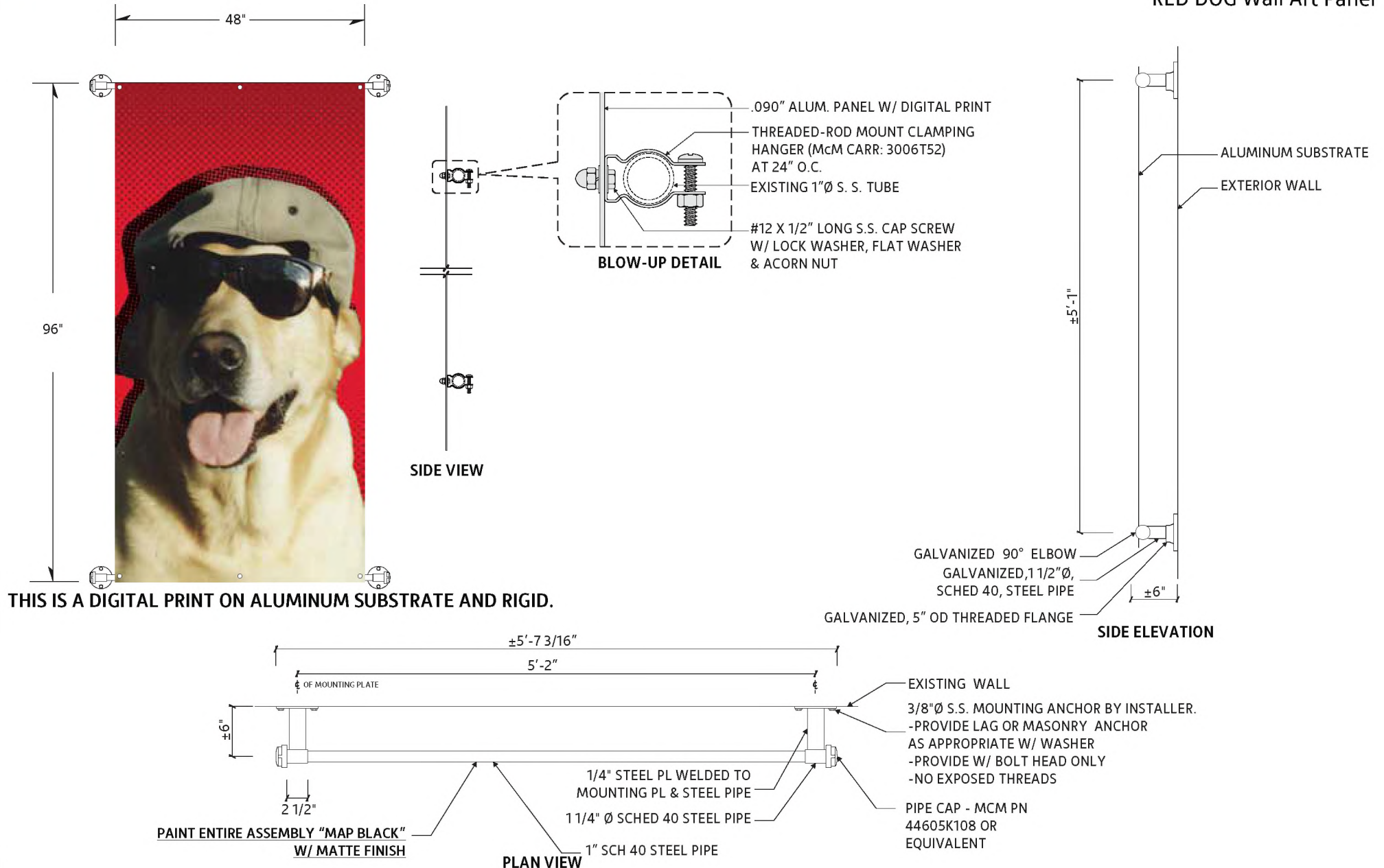
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B

CUTSHEET

RED DOG Wall Art Panel



Location: Franklin, TN

Date: 04/04/2023

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AGI PM: Christopher Russell

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PAGE 4



Page 275 of 297

**CITY STAFF**

Received by: _____

Date: _____

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Contact: Christopher Russell

Address: 7087 Bakers Bridge Ave.

City: Franklin

State: TN

Zip: 37067

Phone: (865) 245-9367

Fax: _____

Email: crussell@agi.net

Website: N/A

Conflicts of Interest (disclose any active contracts or contract negotiations with the City):
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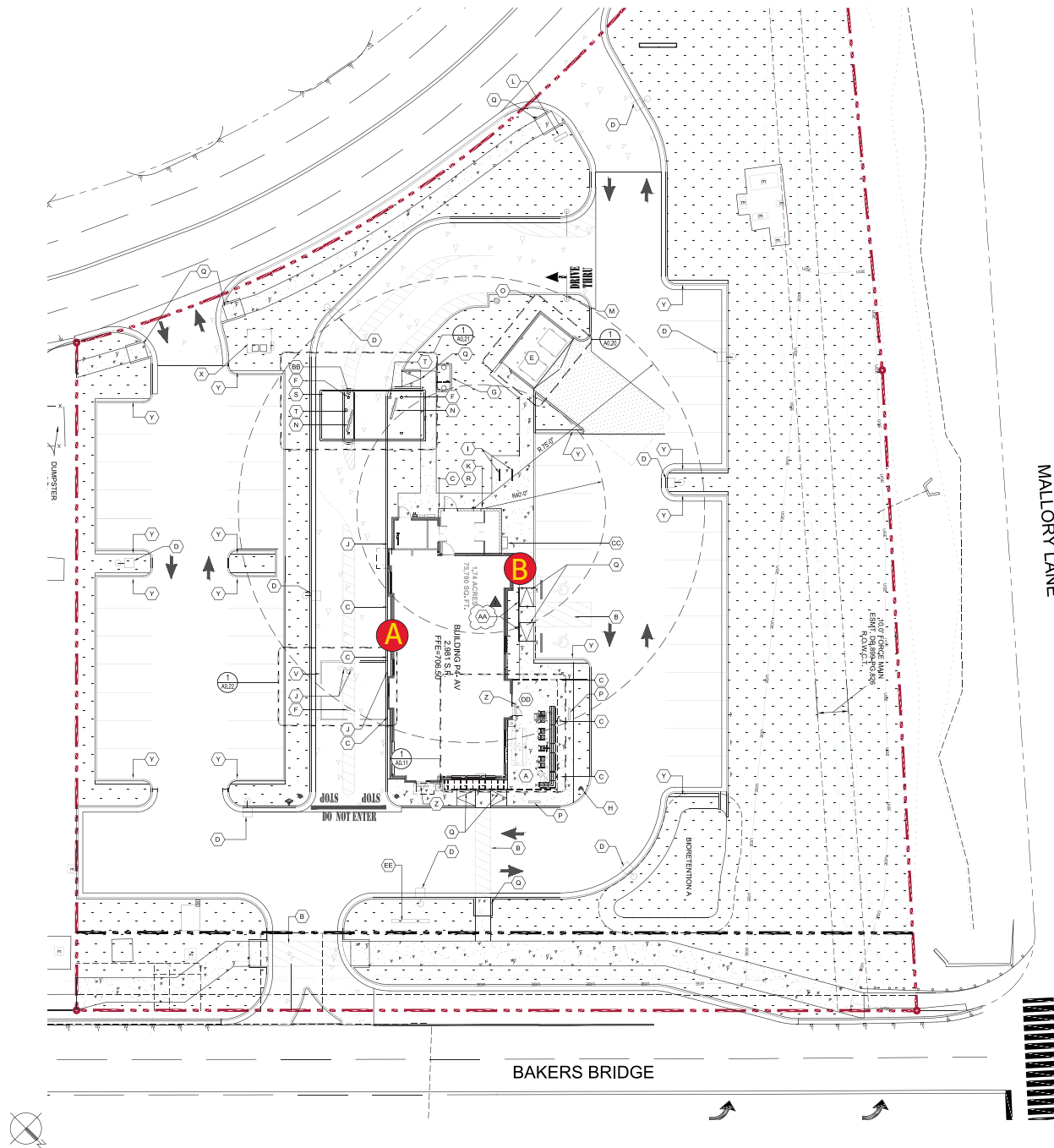
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Site ID: RC1046

AGI PM: Christopher Russell

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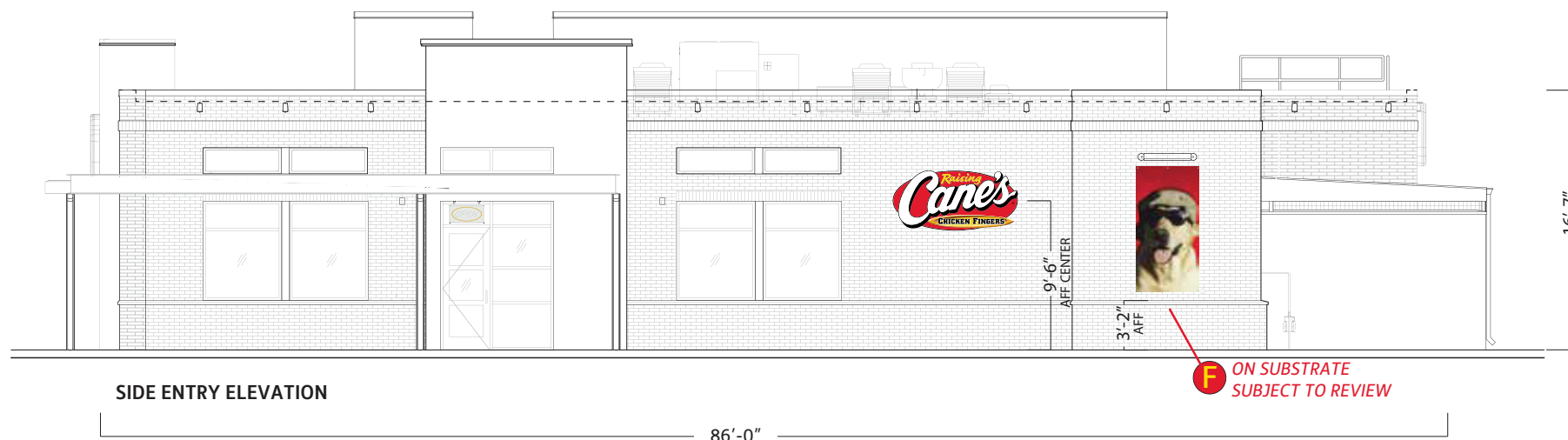
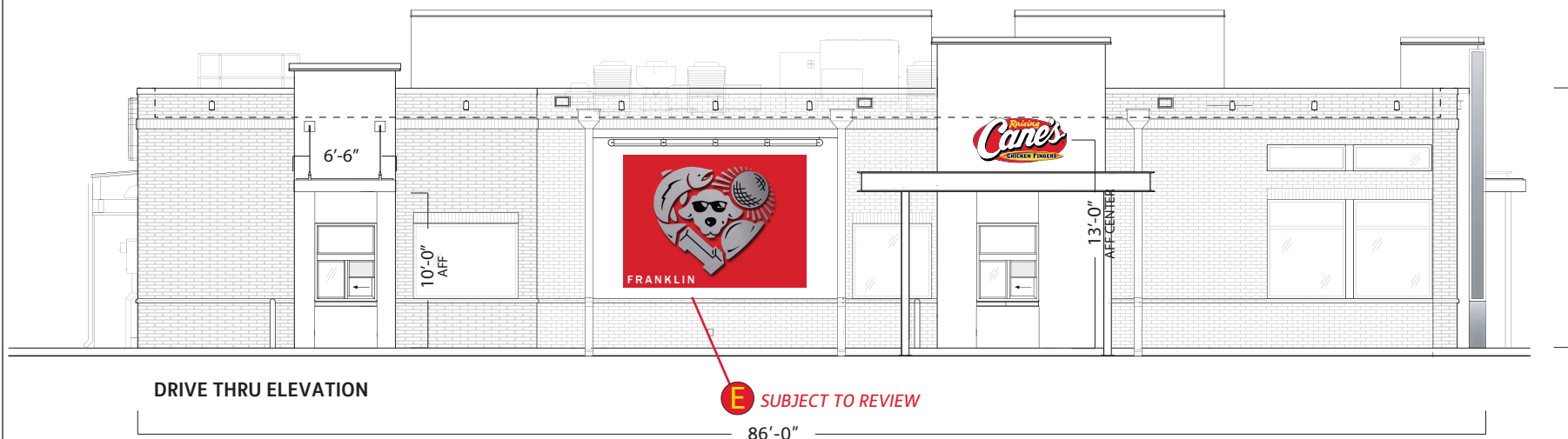
PAGE 1



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ELEVATIONS

	QTY.	C	DESCRIPTION
A	1	OLMRL	ONE LOVE City Art/Heart Mural
B	1	RD	RED DOG Wall Art Panel



Scale: 3/32"=1'



Location: Franklin, TN

Date: 04/04/2023

Site ID: RC1046

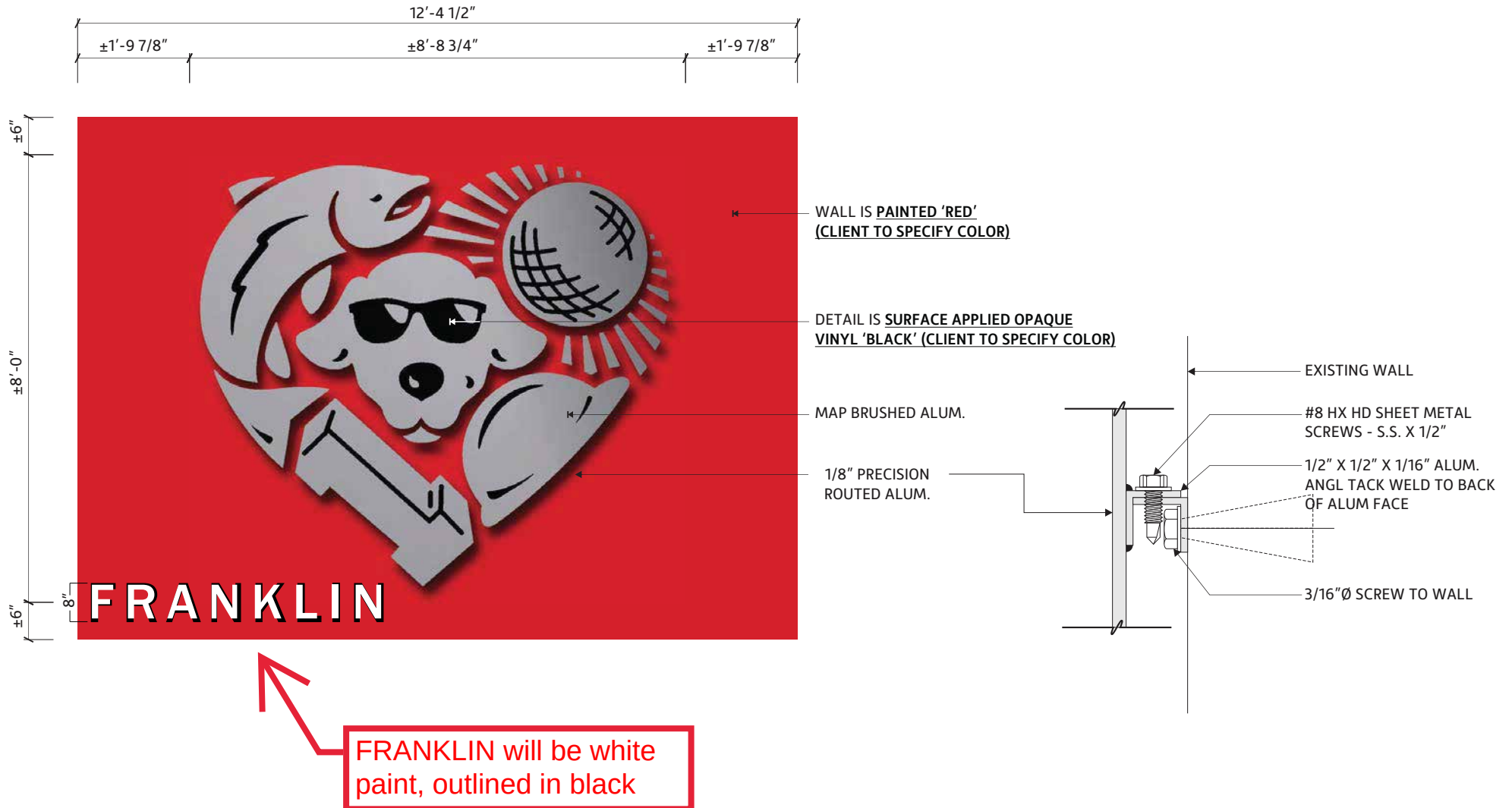
AGI PM: Christopher Russell

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Location: Franklin, TN

Date: 04/04/2023

Site ID: RC1046

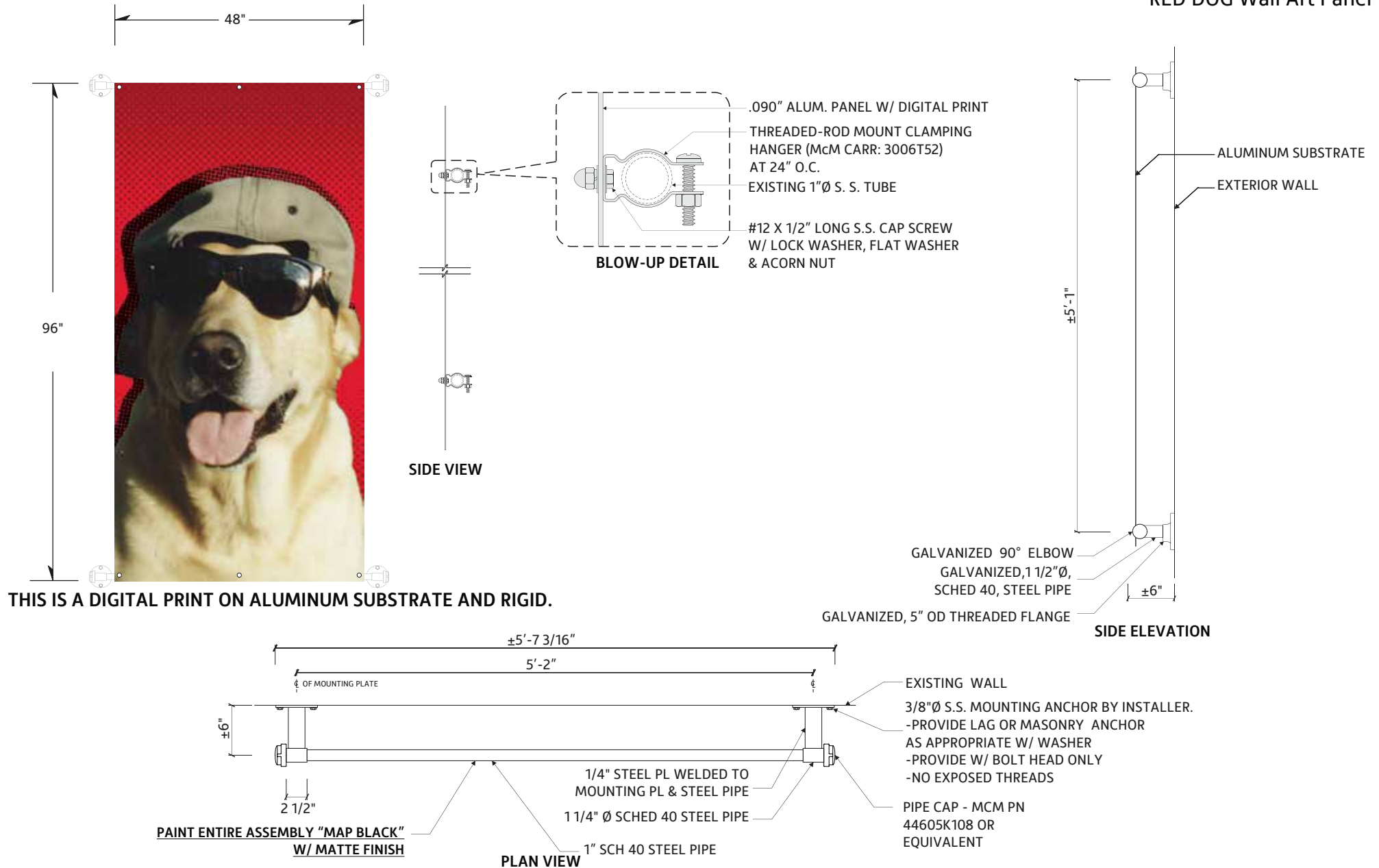
AGI PM: Christopher Russell

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B

CUTSHEET

RED DOG Wall Art Panel



Location: Franklin, TN

Date: 04/04/2023

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Site ID: RC1046

AGI PM: Christopher Russell

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File #: 21-05868

DATE: December 4, 2024
TO: Board of Mayor and Aldermen
FROM: Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT:

*Consideration Of Amendment 10 To COF Contract No. 2011-0129, With TDOT To Extend Contract Completion Date To December 31, 2025 For The ITS Infrastructure Expansion

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 10 to COF Contract 2011-0129, Franklin ITS Infrastructure Expansion, Various Corridors Citywide.

BACKGROUND/STAFF COMMENTS:

This project includes expansion of traffic cameras, fiber optic cable communications, traffic signal controllers and various traffic devices through a STBG grant. The grant is an 80% Federal and 20% Local match grant for the Intelligent Transportation System (ITS) expansion. This amendment (Amendment #10) extends the contract deadline to December 31, 2025. The construction has been given Notice To Proceed by the Tennessee Department of Transportation and was advertised to bid in December of 2024. The project is expected to take 9 months to complete.

FINANCIAL IMPACT:

Cost of the project is an 80/20 STBG grant in which the City will be responsible for the local match of \$189,933.00. The City match is available within the approved FY25 Budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 10 to COF Contract No. 2011-0129.



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
LOCAL PROGRAMS & COMMUNITY INVESTMENTS DIVISION
SUITE 1000, JAMES K. POLK BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
(615) 741-2208

BUTCH ELEY
DEPUTY GOVERNOR &
COMMISSIONER OF TRANSPORTATION

BILL LEE
GOVERNOR

December 4, 2024

The Honorable Ken Moore
Mayor, City of Franklin
109 Third Ave. S., Suite 103
Franklin, TN 37064

Re: Various Corridors in Franklin (ITS Infrastructure Expansion)
Franklin, Williamson County
PIN: 116144.00
Federal Project Number: STP-M-9305(26)
State Project Number: 94LPLM-F3-039
Agreement Number: 110291

Dear Mayor Moore:

I am attaching an amendment to the original contract to this letter. The amendment deletes and replaces the Exhibit A and extends the expiration date of the contract. Please review the amendment and advise me if it requires further explanation. If you find the amendment satisfactory, please execute it in accordance with all rules, regulations, and laws. Adobe Sign will then forward the document for the signature of the attorney for your agency. Once the amendment is fully executed Adobe Sign will email you a link to the fully executed amendment.

If you have any questions or need any additional information, please contact Simchah Edwards at 615-741-0805 or simchah.edwards@tn.gov.

Sincerely,

Mike Gilbert
Manager, Local Programs & Community Investments Division

Attachment

Amendment Number: 10

Agreement Number: 110291

Project Identification Number: 116144.00

Federal Project Number: STP-M-9305(26)

State Project Number: 94LPLM-F3-039

THIS AGREEMENT AMENDMENT is made and entered into this _____ day of _____, 20____ by and between the STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION, an agency of the State of Tennessee (hereinafter called the "Department") and the CITY OF FRANKLIN (hereinafter called the "Agency"), for the purpose of providing an understanding among the parties of their respective obligations related to the management of the project described as:

Various Corridors in Franklin (ITS Infrastructure Expansion)

1. The language of Agreement # 110291 A9 dated January 16, 2024 Exhibit A is hereby deleted in its entirety and replaced with the attached Exhibit A for Amendment 10 .
2. The language of Agreement # 110291 dated January 16, 2024 Section B.2 a) is hereby deleted in its entirety.
3. The following is added as B.2 a) .

B.2 a) The Agency agrees to complete the herein assigned phases of the Project on or before **December 31, 2025**. If the Agency does not complete the herein described phases of the Project within this time period, this Agreement will expire on the last day of scheduled completion as provided in this paragraph unless an extension of the time period is requested by the Agency and granted in writing by the Department prior to the expiration of the Agreement. An extension of the term of this Agreement will be effected through an amendment to the Agreement. Expiration of this Agreement will be considered termination of the Project. The cost of any work performed after the expiration date of the Agreement will not be reimbursed by the Department.

All provisions of the original contract not expressly amended hereby shall remain in full force and effect.

Amendment to Replace Exhibit A and Change Completion Date

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective authorized officials on the date first above written.

CITY OF FRANKLIN

**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

Signature:

Email: ken.moore@franklintn.gov

B

Signature:

Email: TDOT.COMMISSIONER'S.Office@tn.gov

**APPROVED AS TO
FORM AND LEGALITY**

**APPROVED AS TO
FORM AND LEGALITY**

Signature:

Email: blake.harper@franklintn.gov

B

Signature:

Email: TDOT.Legal.Attorneys@tn.gov

Signature:

Email: Steve.Allen@tn.gov
**& Community Investments
Division**

EXHIBIT “A” FOR AMENDMENT 10

AGREEMENT #: 110291

PROJECT IDENTIFICATION #: 116144.00

FEDERAL PROJECT #: STP-M-9305(26)

STATE PROJECT #: 94LPLM-F3-039

PROJECT DESCRIPTION: Various Corridors in Franklin (ITS Infrastructure Expansion). Expansion of the City of Franklin's current ITS infrastructure network capabilities into areas with extensive congestion to include CCTV, DMS, Weather Communication, and connect to TDOT & Brentwood systems. This project also includes the installation of underground fiber/conduit and pull boxes, the procurement and deployment of ATC signal controllers along various corridors in the City, in existing traffic signal cabinets.

CHANGE IN COST: Cost hereunder is controlled by the figures shown in the TIP and any amendments, adjustments or changes thereto.

TYPE OF WORK: Intelligent Transportation System

PHASE	FUNDING SOURCE	FED %	STATE %	LOCAL %	ESTIMATED COST
PE-NEPA	LOCAL	0	0	100	\$8,944.31
PE-DESIGN	U-STBG	80	0	20	\$151,763.00
CONSTRUCTION	U-STBG	80	0	20	\$764,290.00
CEI	U-STBG	80	0	20	\$76,429.00
TDOT ES	U-STBG	80	0	20	\$7,643.00

INELIGIBLE COST: One hundred percent (100%) of the actual cost will be paid from Agency funds if the use of said state or federal funds is ruled ineligible at any time by the Federal Highway Administration.

LEGISLATIVE AUTHORITY: STBG: 23 U.S.C.A., Section 133, Surface Transportation Block Grant Program funds allocated or subject to allocation to the Agency

TDOT ENGINEERING SERVICES (TDOT ES): In order to comply with all federal and state laws, rules, and regulations, the TDOT Engineering Services line item in Exhibit A is placed there to ensure that TDOT's expenses associated with the project during construction are covered.

For federal funds included in this contract, the CFDA Number is 20.205, Highway Planning and Construction funding provided through an allocation from the US Department of Transportation.



File #: 21-01382

DATE: December 18, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of Resolution 2024-04, A Resolution To Assign Permanent Naming Rights Of The Capital Project Known As The Southeast Municipal Complex In Honor Of Pearl Bransford, In Accordance With Ordinance 2024-37, Acknowledging Individuals Who Have Made Substantial Contributions To Benefit The City Or Local Community

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the naming rights to the Southeast Municipal Complex.

BACKGROUND/STAFF COMMENTS:

The City of Franklin purchased two parcels of land equaling 233-acres, east of I-65 and has worked with community partners in master planning for a future park and Clean Water Facility inside what has been known as the Southeast Municipal Complex. Based on feedback received and as recommended by Mayor Moore, the City is considering the naming of the southeast municipal service complex property as "The Pearlene M. Bransford Complex"; also to be known as "The Pearl". Pearlene Matthews Bransford died on November 27, 2020, at the age of 67. Pearl was a resident of Franklin for over 35 years and a public servant for most of that time. While her career was in healthcare as a nurse, Mrs. Bransford served the community as a Franklin Special School District Board member and as an Alderman. In 2007, Pearl was elected as an at-large alderman for the City's Board of Mayor and Alderman, a position she was re-elected to multiple times until her death in 2020.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-04.

RESOLUTION NO. 2024-04

RESOLUTION TO ASSIGN NAMING RIGHTS TO THE SOUTHEAST MUNICIPAL COMPLEX

WHEREAS, the City of Franklin purchased two parcels of land equaling 233-acres, east of I-65 and has worked with community partners in master planning for a future park and Clean Water Facility inside what has been known as the Southeast Municipal Complex and Robinson Lake areas during planning and design phases; and

WHEREAS, after consideration the City desires to name the property “The Pearlene M. Bransford Complex”; also to be known as “The Pearl;” and

WHEREAS, Pearlene Matthews Bransford died on November 27, 2020, at the age of 67. Pearl was a resident of Franklin for over 35 years and a public servant for most of that time; and

WHEREAS, Pearl was known for her quiet commitment to serving residents of all backgrounds. Bransford was born in Brownsville, Tennessee, and was married to Henry “Hank” Bransford. They lived in many places including Arizona, South Carolina, South Africa and Canada, before moving to Franklin; and

WHEREAS, Pearl received a nursing degree from Tennessee State University, a bachelor’s degree in health arts from the University of St. Francis, in Joliet, Illinois, and a master’s degree in nursing administration from Vanderbilt University. She worked at Vanderbilt Medical Center for 18 years serving in a leadership role before focusing on Franklin’s education system; and

WHEREAS, in 1992 Pearl successfully ran for a seat on the Franklin Special School District board serving until 2003. She also served on Franklin’s Battle Ground Academy Board of Visitors and Columbia State Community College’s Williamson County Development Committee; and

WHEREAS, in 2008, Pearl received the Booker Award, which recognizes citizens who are examples of those who value education and the obligation one has to make to their own community exemplary; and

WHEREAS, Pearl championed historic preservation, especially Franklin’s Black heritage and neighborhoods with moving to Natchez Street and establishing Natchez Place Inc. in 2002 in order to place the community on the National Register of Historic Places. Bransford served on boards of the Tennessee Preservation Trust, Carnton Plantation and the Historic Franklin Masonic Hall Foundation; and

WHEREAS, in 2007, Pearl was elected as an at-large alderman for the City’s Board of Mayor and Alderman, a position she was re-elected to until her death; and

WHEREAS, Pearl understood her own heritage, as she sought to understand people of other backgrounds, working as chair of the Franklin and Williamson County's Sister Cities initiative to promote global goodwill while also doing so in her own community by serving on the Williamson County Convention and Visitors Bureau board. She was a strong advocate for affordable housing, serving as an alderman on the Franklin's Housing Commission; and

WHEREAS, during the 2019 reelection campaign, Alderman Bransford stated to the Williamson Herald, "I believe in telling the whole story and when you articulate one side of a story, you usually are leaving someone out, and I'm very inclusive" as she was a great supporter of the "Fuller Story" initiatives taking place in Franklin. She described herself as a community activist. She worked to champion care for community members in need by promoting programs to build a sustainable entry level workforce; and

WHEREAS, the Clean Water Facility, inclusive playground, fields, and other gathering areas will create a learning environment which will strive to educate the community and Tennessee citizens on the importance of water quality, conservation, and mental health achieved through education and activity.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE AS FOLLOWS:

1. The Southeast Municipal Complex and Robinson Lake shall be named "The Pearlene M. Bransford Complex, "The Pearl".
2. The assignment of the name to the overall area will not preclude other sponsorships or donors which may include names to be displayed on features within the overall park or Clean Water Facility, inclusive playground area such as play equipment, benches, signage, football/lacrosse fields and other amenities.
3. The Parks Director, or designee, shall work with sponsors or donors to make naming rights determinations to be presented to the Board of Mayor and Aldermen as sponsorships are created.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor

Approved as to Form:

By: _____
J. Blake Harper
Staff Attorney



File #: 21-01333

DATE: December 3, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator

SUBJECT:

Consideration Of Resolution 2024-110, A Resolution To Affirm Compliance With Federal Title VI Regulations

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2023-83, A Resolution to affirm compliance with Federal Title VI regulations for the City of Franklin, TN.

BACKGROUND/STAFF COMMENTS:

Title VI of the 1964 Civil Rights Act states that, "No person in the United States shall, on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

If the City of Franklin is non-compliant with Title VI regulations, this could prohibit federal funding for City projects. Currently, the Risk Manager is the Title VI Coordinator and must periodically complete Title VI self-surveys that either the Department of the Military or the Department of Justice send to the City of Franklin. Through these self-surveys, we prove that we are compliant with Title VI regulations. This allows the City of Franklin to receive federal grant money. Some examples of compliance are, putting Title VI language in all our bid documents and contracts, Title VI training for new employees, having a LEP (Limited English Person) policy in place in case one of our customers or citizens doesn't speak English, and putting Title VI language on our applications, etc.

FINANCIAL IMPACT:

As stated above, non-compliance with Title VI could inhibit the City's ability to use federal funding for city projects and programs.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-110.

RESOLUTION 2024-110

A RESOLUTION TO AFFIRM COMPLIANCE WITH FEDERAL TITLE VI REGULATIONS

WHEREAS, both Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 provide that no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving federal financial assistance; and

WHEREAS, the Tennessee Attorney General opined in Opinion No. 92.47 that state and local governments are required to comply with Title VI of the Civil Rights Act in administering federally funded programs; and

WHEREAS, the City of Franklin receives federal funds for various projects through several state agencies such as the Tennessee Department of Transportation (TDOT) the Tennessee Department of Environment and Conservation (TDEC) and others, as well as some federal agencies directly; and

WHEREAS, by virtue receiving the federal funds through the state agencies, the Board of Mayor and Aldermen need to confirm that the City is in compliance with the regulations of Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE:

SECTION 1. The Board of Mayor and Aldermen of the City of Franklin declares that the City is in compliance with the federal Title VI regulations.

SECTION 2. Any state agency providing pass through federal funds to the City, or any federal agency providing funds directly to the City may from time to time monitor the City's compliance with federal Title VI regulations.

SECTION 3. This Resolution shall take effect upon adoption, the public welfare requiring it.

IT IS SO RESOLVED THIS _____ day of January 2025.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ANGIE SKARP
City Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney