



City of Franklin

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Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Work Session

Tuesday, July 8, 2025

5:00 PM

Williamson County
Auditorium

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 05:03 PM

Board Members Present: Ann Petersen, Greg Caesar, Brandy Blanton, Clyde Barnhill, Matt Brown, Jason Potts, Patrick Baggett

Board Members Absent: Beverly Burger

Staff Present: Eric Stuckey, Mark Hilty, Kristine Brock, Vernon Gerth, Shauna Billingsley, Angie Skarp

CITIZEN COMMENTS

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

Janet Curtis, North Capel Road, Franklin, TN, was against the annexation of Coleman Road.

WORK SESSION DISCUSSION ITEMS

1. ***Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive At 408 Century Court. Establishing A Public Hearing On August 12, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Joseph Bryan, Planner, introduced the item. Mr. Bryan explained that the applicant is requesting to rezone the subject property from Civic Institutional (CI) to Heavy Industrial (HI) as part of a larger plan to renovate the existing Williamson County Justice System campus. Typically, the City does not zone new properties to HI, but this is a unique situation in that the property uses are not changing. The Williamson County Justice System wants to expand and overhaul their entire justice campus, and HI is the only zoning district that permits correctional facilities. For this case alone, staff recommends approval of this rezoning request. Additionally, the Planning Commission recommended approval of Ordinance 2025-10 by a vote of 9-0.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

2. **Consideration Of Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For August 12, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Mr. Bryan recommended hearing the next three items simultaneously. The Board is considering the Plan of Services, the Annexation Request, and the Zoning for 1288 Lewisburg Pike (The Gateway Church). Mr. Bryan explained that The Gateway Church is requesting annexation into the city and to be zoned Civic Institutional (CI). He noted that there are no major concerns or issues with the proposed Plan of Services, but the only

consideration being that they would have to establish an easement with a neighboring property in order to connect to sanitary sewer service. The property is within the Urban Growth Boundary and is currently not contiguous to city limits, but Berry Farms is right across Lewisburg Pike. Hence, staff and the Planning Commission recommended approval of Resolution 2025-44, Resolution 2025-45, and Ordinance 2025-17.

Vice Mayor Potts spoke with Pastor Charlie Weir of The Gateway Church and expressed support for the project as proposed.

The item is planned for the August 12, 2025 Board of Mayor and Aldermen Meeting for consideration on Public Hearing.

3. ***Consideration Of Resolution 2025-45, A Resolution To Annex One Property Consisting Of 10.58 Acres Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On August 12, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

The item was heard concurrently to Item 2 and is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

4. ***Consideration Of Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike. Establishing A Public Hearing On August 12, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

The item was heard concurrently to Item 2 and is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

5. **Consideration Of Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights For The Property Located West Of Franklin Road And South Of Gateway Court Located At 555 Franklin Road. Establishing A Public Hearing On August 12, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Mr. Bryan introduced the item. He explained that the applicant is requesting to extend the vesting period by 36 months, from October 10, 2025, until October 10, 2028, to allow them to secure any necessary permits and commence site preparation. The development plan for the 555 Franklin Road PUD was approved by BOMA on October 10, 2022. The plans include a mix of age-restricted multifamily and continuum of care uses. Overall, it was approved for 120 multifamily units and 142,500 square feet of nonresidential space. The project had one Modification of Standards regarding ADA accessibility. Staff recommended approval of the Development Plan with conditions. A site plan for the 555 Franklin Road PUD was approved in May 2023; however, no building permits have been secured for the site. The applicant has reiterated their commitment to offering senior housing on the site and intends to pull permits and begin site preparation by early 2026.

Mr. Bryan further stated that in reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2022) are minor, and could be incorporated into the design without major changes to the plan. The sewer capacity for this project has been accounted for in Water Management models. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. Traffic volumes in the area have increased, negatively impacting the level of service on adjacent roadways and, consequently, the required offsite improvements. Additionally, the Board of Mayor and Aldermen have approved an increase in

the road impact fees since the approval of this development to better support the City's ability to pay for much-needed infrastructure.

The Planning Commission recommended approval of Resolution 2025-46 by a vote of 9-0. Staff recommends that the Board approve Resolution 2025-46 if they determine that the continuation of vested rights is in the best interest of the community.

Alderman Caesar clarified that by extending the vested rights for this development, would they remain subject to the lower impact fees?

Answer: Mr. Bryan said that was correct. Only a new development plan would be subject to the current impact fees.

Based on that answer, Alderman Caesar expressed his hesitation about extending vested rights on projects that have not broken ground.

Alderman Brown asked staff to remind him if this development was going to work on sewer improvements down through Jackson Lake.

Answer: Yes.

Alderman Brown contended that their promise to provide necessary infrastructure improvements could be a reason to consider granting the extension.

Alderman Baggett reminded the Board that the applicant for this development was very vocal about their opposition to the impact fee increases during the ongoing discussions. He stated that their new impact fees would be at or above the cost of their property. Hence, he supported granting the extension for this project. However, if they come back before the Board for a PUD revision, they will be subject to the new impact fees.

The item is planned for the August 12, 2025 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

6. ***Consideration Of Resolution 2025-56, A Resolution Authorizing The City Administrator To Execute A Contract With Preservation Partners For The Purchase Of The Creekside House Parcel In An Amount Not To Exceed \$2,018,000 (COF Contract No. 2025-0246)**

Sponsors: Eric Stuckey, Shauna Billingsley

Mr. Stuckey introduced the item. He explained that there has been a slight modification to the proposed dollar amount on the contract since it was last presented to the Board. The previous projected acquisition number of \$2,060,000 has shifted to \$2,025,000 based on the receipt of additional reconciliation numbers around the out-of-pocket expenses for Franklin Preservation Partners. This resolution, if approved, grants Mr. Stuckey with the authority to finalize the acquisition and conduct the property closing by the end of July. He noted that the only other significant element in the agreement is that there will be some language that provides for a conservation easement, similar to what exists at the Harlinsdale property, that references a board-approved site plan and compliance with the overall preservation ordinances.

Alderman Baggett inquired about the possibility of adding additional structures, such as restrooms, since this will be a city park.

Answer: Mr. Stuckey stated that he had briefly discussed this possibility with Franklin Preservation Partners and agreed that it could be worked into the masterplan with certain limitations (i.e. visibility from the road, size, etc.) so as not to detract from the home.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

7. ***Consideration Of Resolution 2025-54, A Resolution To Notify The County Clerk Of The City Of Franklin's Desire To Condemn Certain Portions Of Coleman Road As May Be Necessary**

Sponsors: Eric Stuckey, Shauna Billingsley

Mr. Stuckey explained that this resolution would allow the City to work with Williamson County to get the potential authority to use condemnation as a tool for future Coleman Road improvements, as required by the Harlin developers outlined in Resolution 2025-26. Coleman Road is not within the City limits of Franklin, and the County and City agree that the City shall maintain portions of Coleman Road as may be necessary. The interlocal agreement for that maintenance is COF Contract 2025-0041.

Shauna Billingsley, City Attorney, clarified that the city would not be annexing any property along Coleman Road. This resolution is an avenue for any potential improvements to Coleman Road that requires the acquisition of ROW in the future. Right now, the County is only granting the City maintenance responsibility for Coleman Road. This resolution would allow us to go beyond maintenance and make improvements as if it were in city limits. In order to do that, we have to request permission from the County.

Vice Mayor Potts likened this situation to Clovercroft Road.

Vernon Gerth, Assistant City Administrator - Community and Economic Development, explained that when we accept maintenance responsibility for Coleman Road, we would like the potential for city improvements to have been considered and accounted for already.

Alderman Baggett understands the City's perspective on proactively having all the tools in their tool-belt regarding the improvement of roads related to Harlin. However, he does not want the public to think that we are giving ourselves more tools than we need, to then take more latitude. In his conversations with the applicant, he deduced that they are not aware of any right-of-way they need right now. Hence, he would rather tackle this if and when the need arises, when it is not tied to the approval of a specific development.

Ms. Billingsley clarified that by getting permission from the County, it would not change the process for condemnation as it stands now. The Board still has to authorize any and all condemnation requests.

Mayor Moore asked: how does this resolution affect continuing to work through the General Assembly to change the Tennessee Code Annotated to reflect issues like this between counties and cities?

Answer: Mr. Gerth stated that at this point we would propose inclusivity. When a county transfers maintenance responsibilities to a city, that jurisdiction would have the ability to do what they want to manage growth, which includes expanding roadways. For example, if a developer is unable to acquire ROW for road improvements, the city can come in and make those improvements to meet the growing needs of the community. Hence, we would want the legislation to at least propose to be inclusive of a jurisdiction's ability to treat a transferred county road as it was in the city.

Alderman Caesar understood that this is not a pressing issue right now. Do we have a better audience with the legislature if we pass this?

Answer: Either way, we have a lack of clarity regarding state law on how counties and cities should interface in these situations. Ms. Billingsley assured him that wrestling with it would be enough to warrant legislative discussion on the state-level.

In response, Alderman Caesar expressed that he would not support this resolution at this time.

Alderman Baggett clarified to the public that this legislative change is not a Franklin-driven initiative. This issue has been identified throughout Tennessee's cities and counties.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

8. ***Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD**

Sponsors: Lisa Clayton, Heather Eusebio

Lisa Clayton, Parks Director, explained that while this contract has come before the Board already, because we did not have an executed contract and development plan before July 1st, the new parkland impact fees will now be applied to this project.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

9. ***Consideration Of Change Order 1 (Final Change Order) To COF Contract No. 2023-0335, With Jones Brothers Contractors, LLC For The Jordan Road Improvements Project Resulting In A Cost Increase Of \$37,709.62**

Sponsors: Paul Holzen, Jonathan Marston, David Hodnett

Mr. Stuckey introduced the item and stated that this project had been completed ahead of schedule, so Jones Brothers Contractors were eligible for the incentive that was included in the contract. Hence, this change order includes the incentive and closing out of the contract.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

10. ***Consideration Of Amendment 1 To COF Contract No. 2023-0033, With Axon Enterprise, Inc For Public Safety Surveillance Solutions With Related Equipment, Software, And Accessories**

Sponsors: Deb Faulkner

Deb Faulkner, Chief of Police, explained the terms of the ten-year contract extension with Axon Enterprise for police body cameras, dash cameras in fleet police vehicles, cameras in the interview rooms, and tasers. This equipment comes with unlimited data storage, video tagging, GPS capabilities, live-streaming, and Bluetooth sensors in their holsters that automatically turn on the Axon cameras in the area to ensure footage is captured.

The item is planned for the July 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

11. **Consideration Of Ordinance 2025-21, An Ordinance To Amend Appendix A To The Franklin Municipal Code, Comprehensive Fees And Penalties, Chapter 3 - Municipal Court By Increasing The State Treasurer Fee For Training And Continuing Education from \$1.00 To \$2.00**

Sponsors: Jessica Davey

Jessica Davey, Billing & Licensing Director, introduced the item. She explained that state law previously mandated that City Court Clerks forward \$1 from all court costs collected to the state treasurer for training and continuing education. The state legislature has recently amended this for the first time in 21 years and increased the fee from \$1 to \$2. Hence, staff is requesting to amend City ordinance to reflect this change and comply with the amended state law.

The item is planned for the August 12, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

12. **Presentation Of 2025 Franklin Community Survey Results**

Sponsors: Michael Walters Young, Katherine Harelson

Mr. Stuckey introduced the item and explained the history and significance of conducting a community survey. In 2016, the City of Franklin first contracted with the National Research Center (now Polco, Inc.) to survey Franklin residents via the use of their National Citizens Survey tool. This standardized, nationwide survey is used in hundreds of cities of all sizes nationwide annually. The City of Franklin is able to use the results not only to gain insight into citizen attitudes about civic matters but also customer attitudes regarding services provided by the City. 2025 marks the fourth time we have used this same tool (2016, 2019 and 2022 being the previous times). We have generally waited about two and a half years in between conducting the surveys.

This year the surveys were sent out to 3,000 randomly selected households beginning on March 17, 2025. Completed surveys were collected over the following eight weeks. An additional opportunity to take the survey in a non-scientifically controlled manner was opened to the public on April 14, 2025 for two weeks. Between the two opportunities, 1,060 responses were received (406 responses to the controlled/randomly-selected survey and 654 to the online non-controlled survey).

Michael Walters Young, Chief Budget & Performance Officer, and Katherine Harelson, Budget & Performance Analyst, presented the survey methodology and results. The key takeaways are as follows:

- Residents praise Franklin's leadership, with many related items surpassing national averages and increasing since 2022.
- Residents rate Franklin's economy very high, which far outpaces comparative communities across the country.
- While many aspects of Franklin remain highly rated, affordability and traffic continues to be a concern among residents.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:11 PM



Dr. Ken Moore, Mayor

Disclaimer: The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Recorder's Office - 7/31/25, 10:10AM