



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, January 27, 2026

6:00 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person 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. Annual Civil War Historical Commission Report

Sponsors: Emily Huffer, Elizabeth Bulay

2. *Consideration Of Resolution 2025-101, A Resolution Acknowledging The Letter Of Agreement Between The Tennessee Main Street Program And The Downtown Franklin Association

Sponsors: Eric Stuckey

3. City Hall Development Update

Sponsors: Mark Hilty, Kelly Dannenfelser, Chris Koeper

4. *Consideration Of Resolution 2026-03, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Consulting Services For The City Of Franklin For Furniture Distributor Services For The New City Hall Building

Sponsors: Mark Hilty, Kelly Dannenfelser

5. Consideration Of COF Contract No. 2025-0287, With Carriage Park Condominium Association For Public/Private Partnership For Connector Trail Connecting At Eastern Flank Battlefield Park

Sponsors: Lisa Clayton, Heather Eusebio

6. Consideration Of COF Contract No. 2026-0012, Fiduciary Application For The City Of Franklin's Pension Plan

Sponsors: Kevin Townsel

7. Presentation Of BOMA Request Tracking System

Sponsors: Angie Skarp, Kim Bennicas

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 #: 21-01854

DATE: 1/27/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Annual Civil War Historical Commission Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual update to the Civil War Historical Commission.

BACKGROUND/STAFF COMMENTS:

Annual update to the Board of Mayor and Aldermen on the status of the Civil War Historical Commission.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the annual update regarding the work conducted by the Civil War Historical Commission.

City of Franklin Annual Report to the Board of Mayor and Aldermen

Civil War Historical Commission

January 27, 2026

Tony Morreale, Chair
William Macon, Vice Chair
Sean Aiello
Patrick Baggett, Alderman
Eddie DeGarmo
Heather Doleshel
Ray Eldridge
Rachael Finch
Colbi Layne Hogan
Marlene Holmes
Sam Huffman
Eric Jacobson
Tina Jones
Kelly Kautzman
Pam Lewis
Alma McLemore
Mary Pearce
Alan Simms

MEMBERS

MEETINGS

Second Thursday of
every other month at
8:00 AM



HISTORIC WAYFINDING PLAN

Goal:

Create a wayfinding program for branded, directional signage to historic sites across the city.

Progress:

Completed as of late 2024 and early 2025.



U.S. LINE MARKERS

Goal:

Demarcate the U.S. Army defense line that was present during the Battle of Franklin on November 30, 1864.

THE U.S. ARMY LINE DURING THE BATTLE OF FRANKLIN



U.S. LINE MARKERS

Progress:

Eight of the twenty-two program markers have been installed so far. The completed locations are shown in red on the map.

The remaining locations will have markers ordered by the end of this fiscal year.

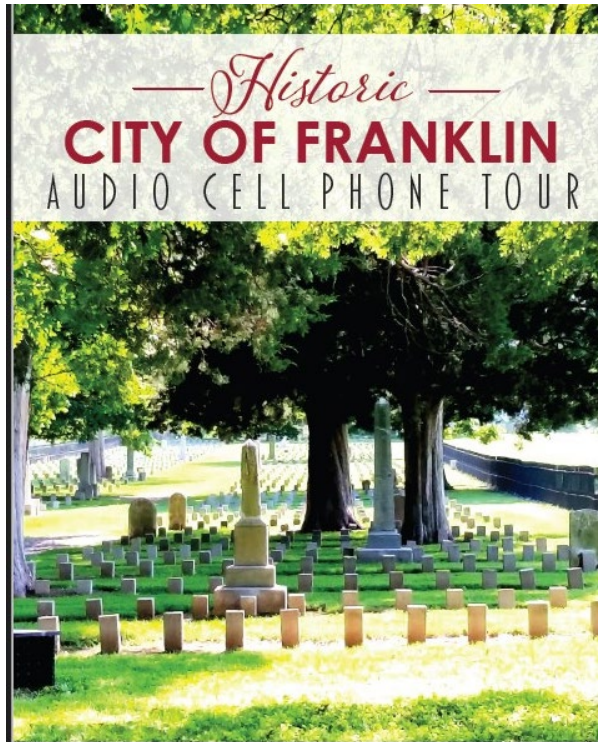
HISTORIC PARKS AUDIO TOUR

Goal:

Update and expand the audio tour stops within the historic parks and sites.

Progress:

The subcommittee is 85% done with the text of the tour stops. The group is now looking at signage and the signage locations as a component of the project.





Proposed Signage

The proposed signs will be 12" in diameter.

Audio Tour Signage Locations

- ◇ 26 Stops
- ◇ 28 Signs
- ◇ New signs to be co-located with existing historical markers when possible.

Sign Locations

	STOP	LOCATION
1.	Overview of Audio Tour	400 Main St. (Visitors Center)
2.	Historical Overview of Battle of Franklin	400 Main St. (Visitors Center)
3.	Antebellum Churches: Franklin Presbyterian Church	435 Main St.
4.	Antebellum Churches: St. Paul's Episcopal Church	510 W. Main St.
5.	Antebellum Churches: Franklin First United Methodist Church	148 5 th Ave. S.
6.	Antebellum Churches: Wiley Methodist Episcopal Church	109 3 rd Ave. S.
7.	Business on Main St	The Square
8.	ANC Williams	418 Main St.
9.	The Square	The Square
10.	Franklin Masonic Hall	115 2 nd Ave. S.
11.	Lillie Mills	131 1 st Ave. S.
12.	Bucket of Blood Neighborhood	202 Church St.
13.	Carter Hill, Lotz House, Carter House (3 Signs, 1 at each location)	1111, 1140, & 1221 Columbia Ave.
14.	Rest Haven Cemetery	325 4 th Ave. N.
15.	City Cemetery	4 th & N. Margin St.
16.	Fort Granger	113 Fort Granger Dr.
17.	Ropers Knob	Mack Hatcher Pwky.
18.	Winstead Hill	4023 Columbia Ave.
19.	Collins Farm	418 Lewisburg Ave.
20.	Eastern Flank Battlefield Park and Carnton	1345 Eastern Flank Cir.
21.	McGavock Cemetery	1368 Eastern Flank Cir.
22.	Hard Bargain Neighborhood	446 11 th Ave. N.
23.	McLemore House	446 11 th Ave. N.
24.	Toussaint L'Ouverture Cemetery	Del Rio Pike
25.	Natchez Street Neighborhood	111 Natchez St.
26.	Harlinsdale	239 Franklin Rd.

Preservation Plan Update

- ◆ The CWHC has been actively participating in the Preservation Plan update. The plan will update the City's 2001 Preservation Plan and the 2004 Battlefield Preservation Plan.
- ◆ Several special-called Civil War Historical Commission meetings have been held with the plan update so far to get input from the Commissioners on aspects of the plan and to provide their input.



The Commission will continue to work collaboratively with the City staff to advance current initiatives.

RESOURCES



Questions?

Overview of the Battlefields and Beyond Tour

By Civil War Historical Commission

Welcome to the Battlefields and Beyond Tour, a project created by Leadership Franklin, City of Franklin, and the Civil War Historical Commission.

Whether you're a resident or a visitor, this audio tour invites you to explore the people, places, and events that shaped Franklin's complex history—from the Civil War to Reconstruction, and into the generations that followed.

You'll hear stories of community, resilience, and change, from battlefields and cemeteries to neighborhoods built in the aftermath of war. These are stories of loss, rebuilding, and legacies that still shape the city today.

This tour is part of an ongoing effort to preserve the past while connecting it to the present. To dive deeper, guided tours, historic homes, and additional self-guided experiences are available throughout the area. For more information, visit the Visitor Center in downtown Franklin or go to VisitFranklin.com. You can also access this full audio tour at [Insert Audio Tour Website].

This tour was originally created by the Civil War Historical Commission and Parks Department in 2012. The tour was expanded upon in 2013 by Leadership Franklin groups to add stops about the McLemore House and the Toussaint L'Ouverture Cemetery. To hear the original recordings for the Audio Tour please visit the following link:

<https://www.franklin.tn.gov/government/departments-k-z/parks/historic-parks-audio-tour/videos-for-cell-phone-tour>.

Community organizations along with the City are part of one of the largest efforts of Battlefield Reclamation. Over 200 acres have been reclaimed and preserved, including the purchase of commercial developments that have been removed to restore the Battlefield. To learn more about the Battlefield Reclamation efforts, please visit [here](#).

Now, take your time to listen, reflect, and let the landscape around you speak. History happened here—and it still echoes today. What will you take with you?

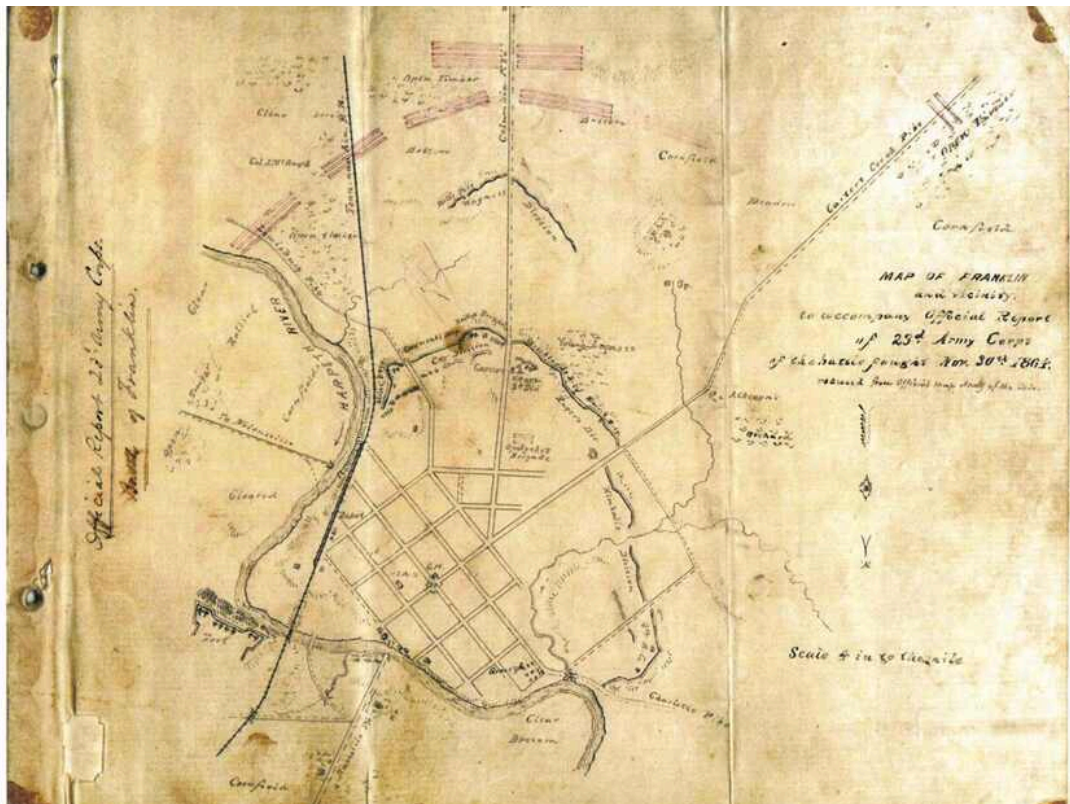
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CITATION INFO

Civil War Historical Commission, "Overview of the Battlefields and Beyond Tour," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/19>.

Historical Overview of the Battle of Franklin

By Civil War Historical Commission



[Ruger's Map of Franklin](#)

Before you begin your tour, a little background is needed to understand the significance of the Battle of Franklin and its impact on this region.

After the fall of Atlanta, Lieutenant General John Bell Hood marched the Confederate Army of Tennessee, which numbered just over 30,000 men,

north from Alabama toward Nashville with the aim to retake the capital city now occupied by Federal forces. Major General John M. Schofield commanded the Federal army of about 27,000 men sent from Georgia to catch Hood and slow his troops' advance. Schofield's army evaded Hood in a nighttime march at Spring Hill, TN, 13 miles south of Franklin. The Federal troops continued northward on Columbia Pike and were the first to arrive at Franklin where they entrenched around the town. The next morning Hood moved on to Franklin where the two armies met on November 30th, 1864.

With clear skies and a temperature of nearly 60 degrees, many described the day itself as a beautiful summer afternoon. However, as the armies engaged around 4pm the mood of the day changed drastically.

This was a close and brutal battle, and casualties mounted quickly. It was completely dark shortly after 5pm but the battle continued. Late in the evening, the Federal army began to withdraw northward to Nashville. About 10,000 American soldiers became casualties at Franklin – about 2,300 men died at Franklin, about 7,000 were wounded, and roughly 1,000 were taken prisoner. Three-fourths of that number were Confederates, and six Confederate generals were killed or mortally wounded.

Franklin was the last major attack ever conducted by the Confederacy and one of the largest and deadliest frontal assaults of the entire conflict. Nearly the same number of American soldiers died here as were killed at Normandy on D-Day in June 1944.

The Battle of Franklin was also one of the last major battles of the Civil War, and it, coupled with the Battle of Nashville two weeks later, effectively ended the war in the Western Theater.

As you tour the area, keep in mind that Franklin was relatively small back then and most of the surrounding countryside consisted of open fields and pasture lands during the Civil War. The town's population was less than a

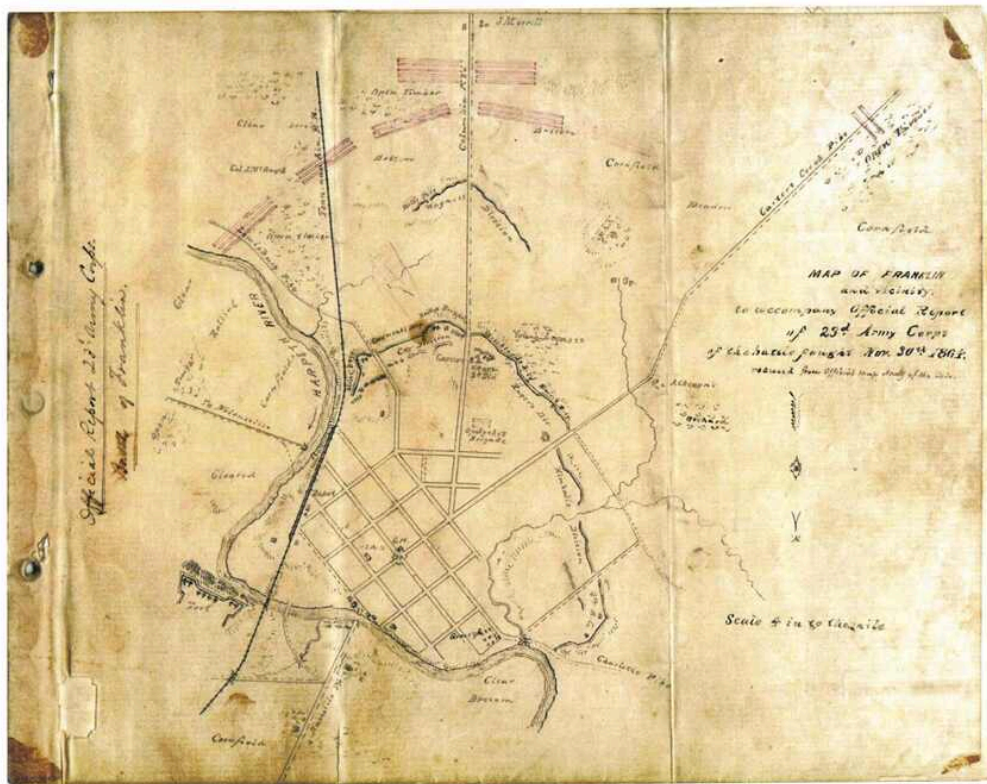
thousand people. When you go through downtown, you will cross Margin Street several times. This street was so named because it marked the outside edge of the town itself.

The war was not kind to Franklin. Since 1862, both the Federal and Confederate armies fought bitterly to hold the city because it stood on the key highway and railroad that led to Nashville - one of the largest transportation, manufacturing, and supply centers in the whole South. As a result, Tennessee saw more action than any other state except Virginia. Williamson County alone witnessed over 200 military engagements large and small. Foraging and fighting caused widespread destruction and Franklin itself changed hands several times.

Scot Butler, a 33rd Indiana soldier with the U.S. Signal Corps was stationed in Franklin, and he wrote:

"...The station which I am on is situated on a hill near Franklin... From here we command one of the most beautiful landscape views I ever beheld. This is called the 'Garden Spot' of America. Away off to the north stretches a valley of unrivaled beauty. Alternate patches of meadow and woodland, its dashing streams, shining through the mist of morning like threads of silver, and the hills, ranged on each side, clothed with towering trees and stand like eternal sentinels over this scene of seeming quiet beauty and content. What a beautiful place was Franklin & its surroundings of elegant country mansions and extensive plantations... Franklin is war worn. The shattered glass in her churches and school houses, her lonely streets and the closed shutters of her store houses, the battered doors and ruined machinery of her manufactories, and above all that deathlike, breathless silence, that absence of all sound, that can be felt no where but at the desolate hearthstone, here reigns supreme."

Because of its historical importance, the city of Franklin and several preservation groups have reclaimed and protected the sites that you will see today.



[Ruger's Map of Franklin](#) | A map of a Franklin created after the Battle.

Metadata

CITATION INFO

Civil War Historical Commission, “Historical Overview of the Battle of Franklin,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/10>.

Antebellum Churches: Franklin First United Methodist Church

By Civil War Historical Commission



Untitled

A brief history of the Franklin First United Methodist Church during the Civil War and Reconstruction

Franklin's oldest congregation, Franklin First United Methodist Church, was founded on October 26, 1799, the same day as our City and Williamson County. Franklin's founder, Abram Maury, granted a small lot for a

Methodist Meeting House near the corner of 1st Avenue South and Church Street, adjacent to the old Lillie Flour Mill silos.

Around 1830, the congregation built a two-story church at the corner of 2nd Avenue and Church Street. The congregation had no pastor under appointment during the Civil War years since the Tennessee Conference was unable to meet during that interval. Like nearly every other public building and many of Franklin's private residences, the Methodist Church was used as a hospital during the Battle of Franklin. During that time, its historic records were lost.

After a Methodist revival in the late 1860s, the congregation grew, and a new church building was constructed out of bricks made from mud from the Harpeth River. The historic sanctuary, located one block from Main Street at 145 5th Avenue South, opened in 1871 and is still in use today. After many additions to its downtown building, Franklin First United Methodist Church opened a new main campus at 120 Aldersgate Way off Mack Hatcher Memorial Parkway on December 6, 2015.

During Reconstruction, Northern Methodists built Wiley Methodist Episcopal Church, located on 2nd Avenue, as a house of worship for formerly enslaved people. Today, that building houses the Pull-Tight Players Theatre. *To learn more about Wiley ME Church and Pull-Tight, visit Stop #7 on the Audio Tour.*

Since their inceptions, Franklin's antebellum churches have provided services to residents and local groups via their outreach programs. Their impact throughout the community continues to grow as each of the historic congregations expands their partnerships with non-profit organizations and maintains their commitment to Franklin. To learn more about the other

antebellum churches in Franklin, **visit Stop X Franklin First United Methodist Church and Stop X Presbyterian...**



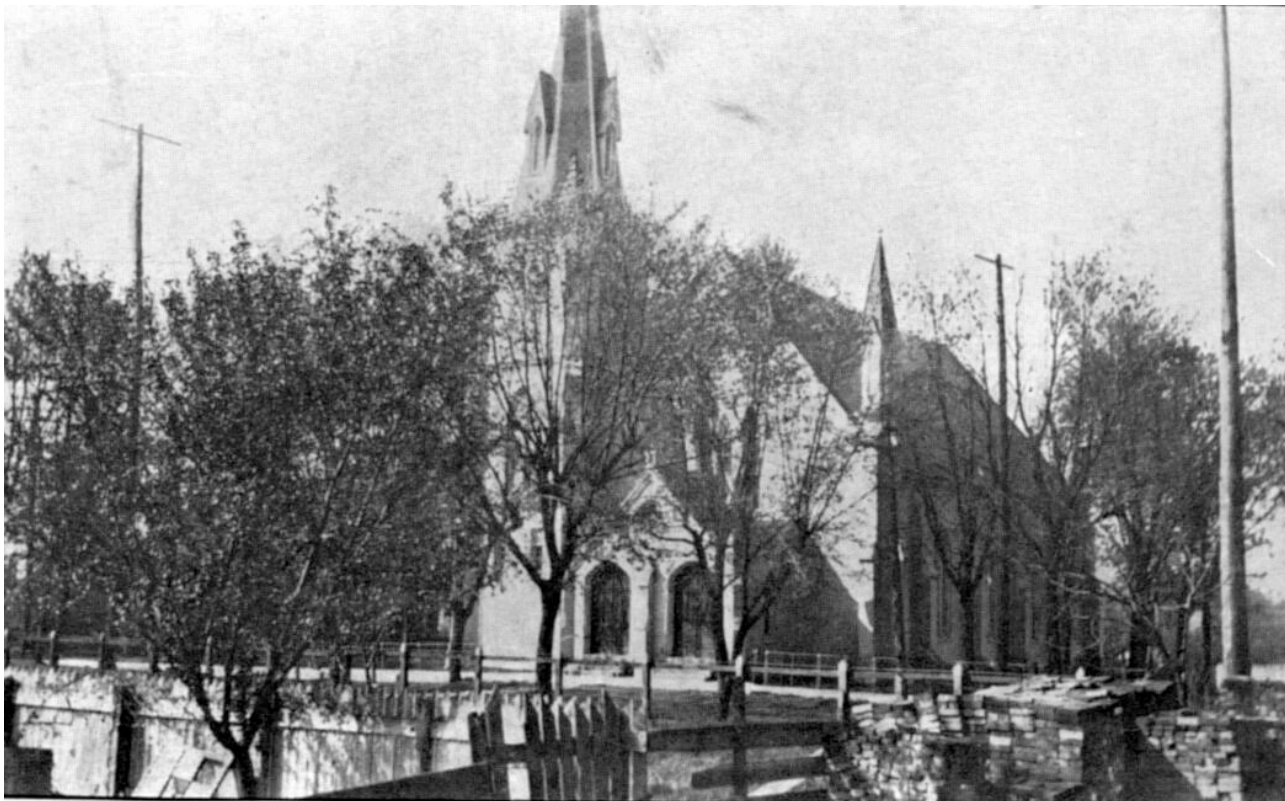
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CITATION INFO

Civil War Historical Commission, “Antebellum Churches: Franklin First United Methodist Church,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/18>.

Antebellum Churches: Franklin Presbyterian Church

By Civil War Historical Commission



Untitled

Many of Franklin's first settlers were Presbyterians. Led by Reverend Dr. Gideon Blackburn, a former missionary to the Cherokee, forty-six members organized a church on June 8, 1811. They met near the City Cemetery. In 1842, the congregation moved to 435 Main Street. Like the Methodist church, the Presbyterian church building was also damaged after being used as a Federal hospital during the Battle of Franklin. In 1888,

the congregation constructed a new Romanesque Revival style building but, sadly in 1905, the church burned. It was rebuilt three years later and included many historical items recovered after the fire, including the pews, which are still in use today. In 1994, approximately 500 members from the first Presbyterian congregation outgrew the building and moved to its present location at Legends Club Lane. The 1908 building at 5 Points was sold to the Historic Franklin Presbyterian congregation who still utilize the building today.

Since their inceptions, Franklin's antebellum churches have provided services to residents and local groups via their outreach programs. Their impact throughout the community continues to grow as each of the historic congregations expands their partnerships with non-profit organizations and maintains their commitment to Franklin.



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OFFICIAL WEBSITE

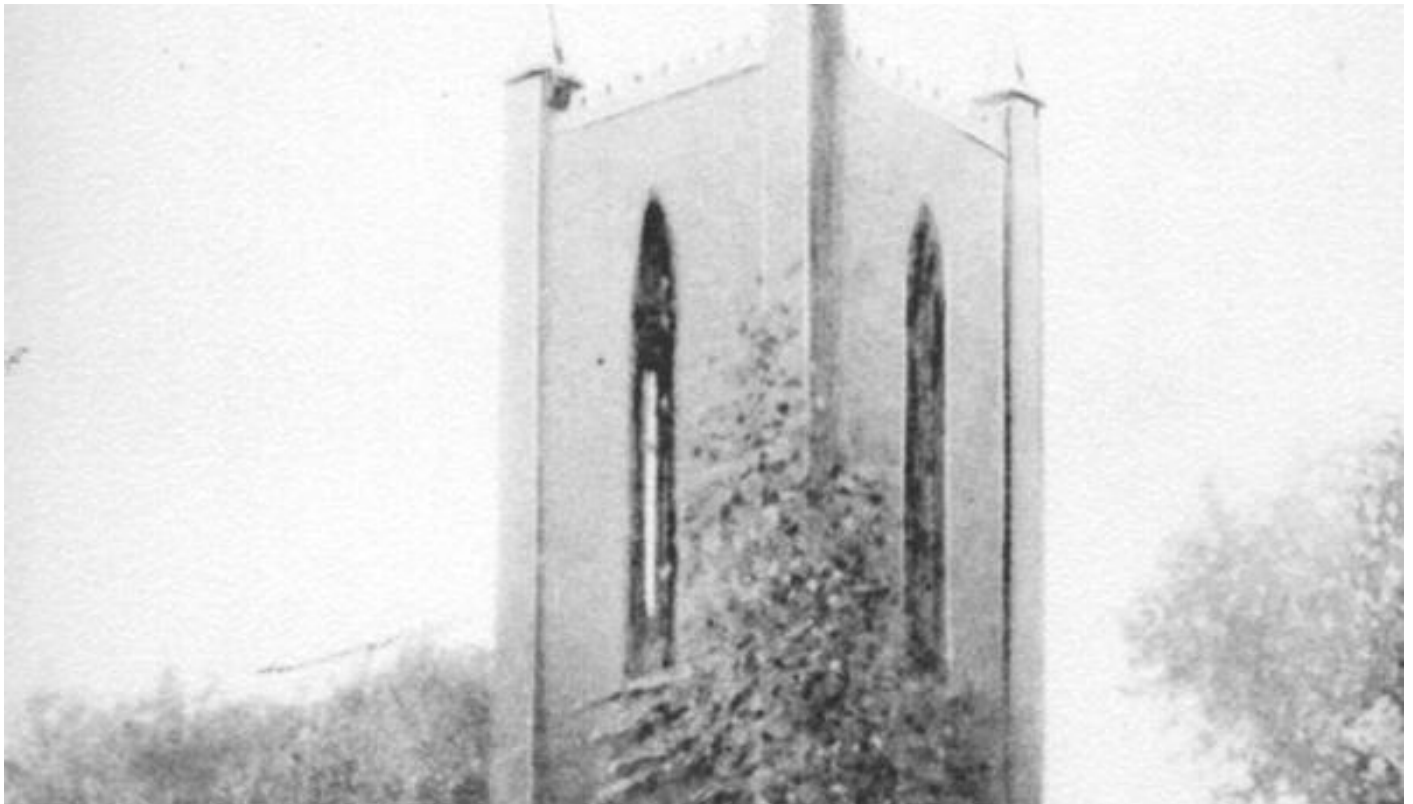
<https://historicfranklinpc.org/>

CITATION INFO

Civil War Historical Commission, “Antebellum Churches: Franklin Presbyterian Church,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/20>.

Antebellum Churches: St. Paul's Episcopal Church

By Civil War Historical Commission



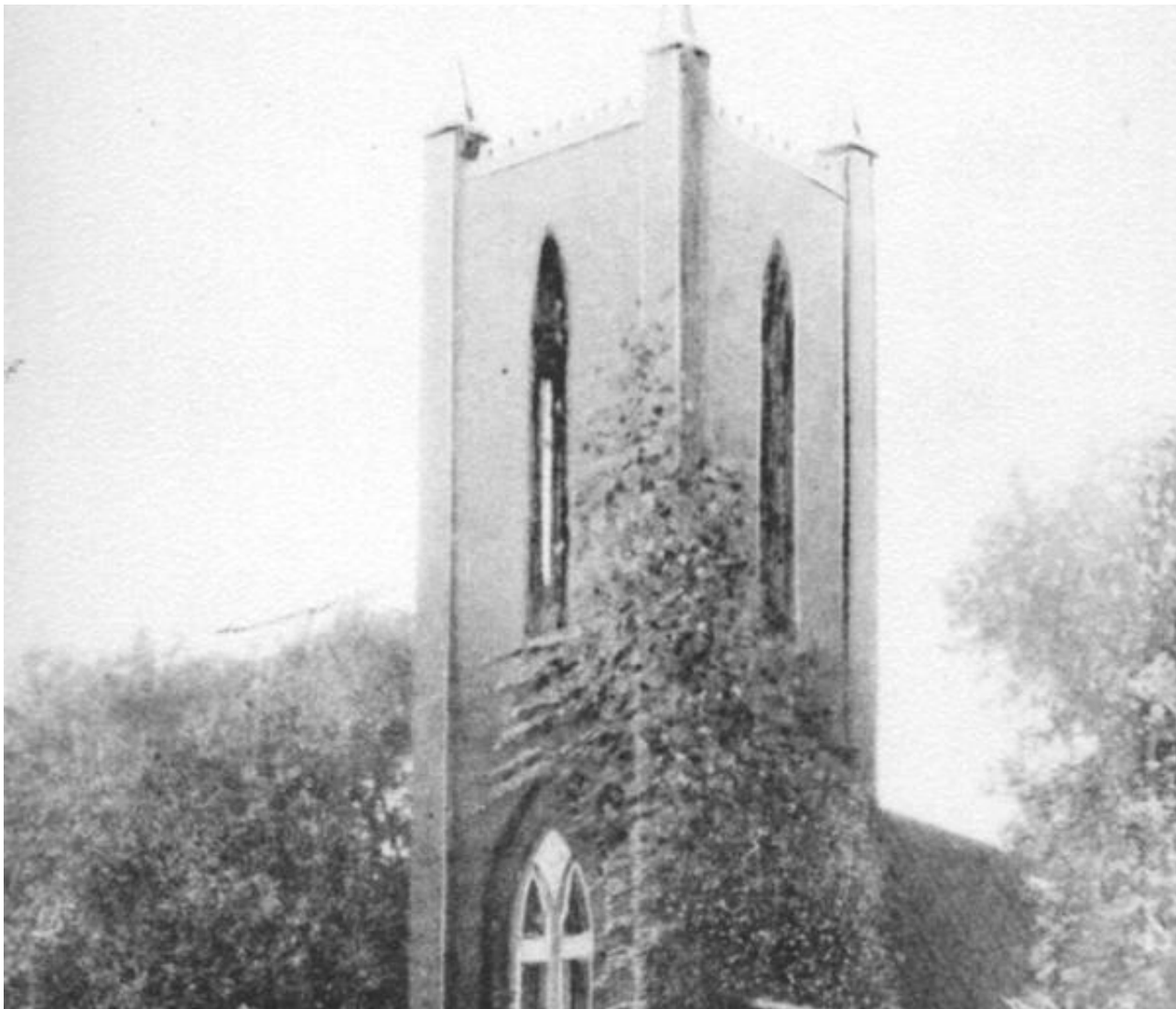
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St. Paul's Episcopal Church is located at 510 West Main Street. On August 25, 1827, St. Paul's was founded by Reverend James Hervey Otey at the 2nd Avenue Masonic Hall, where the congregation met until construction of its current building was completed in 1834. The oldest Episcopal Church west of the Appalachian Mountains, St. Paul's is known as the "Mother Church of the Diocese of Tennessee." As expected, the church and congregation were

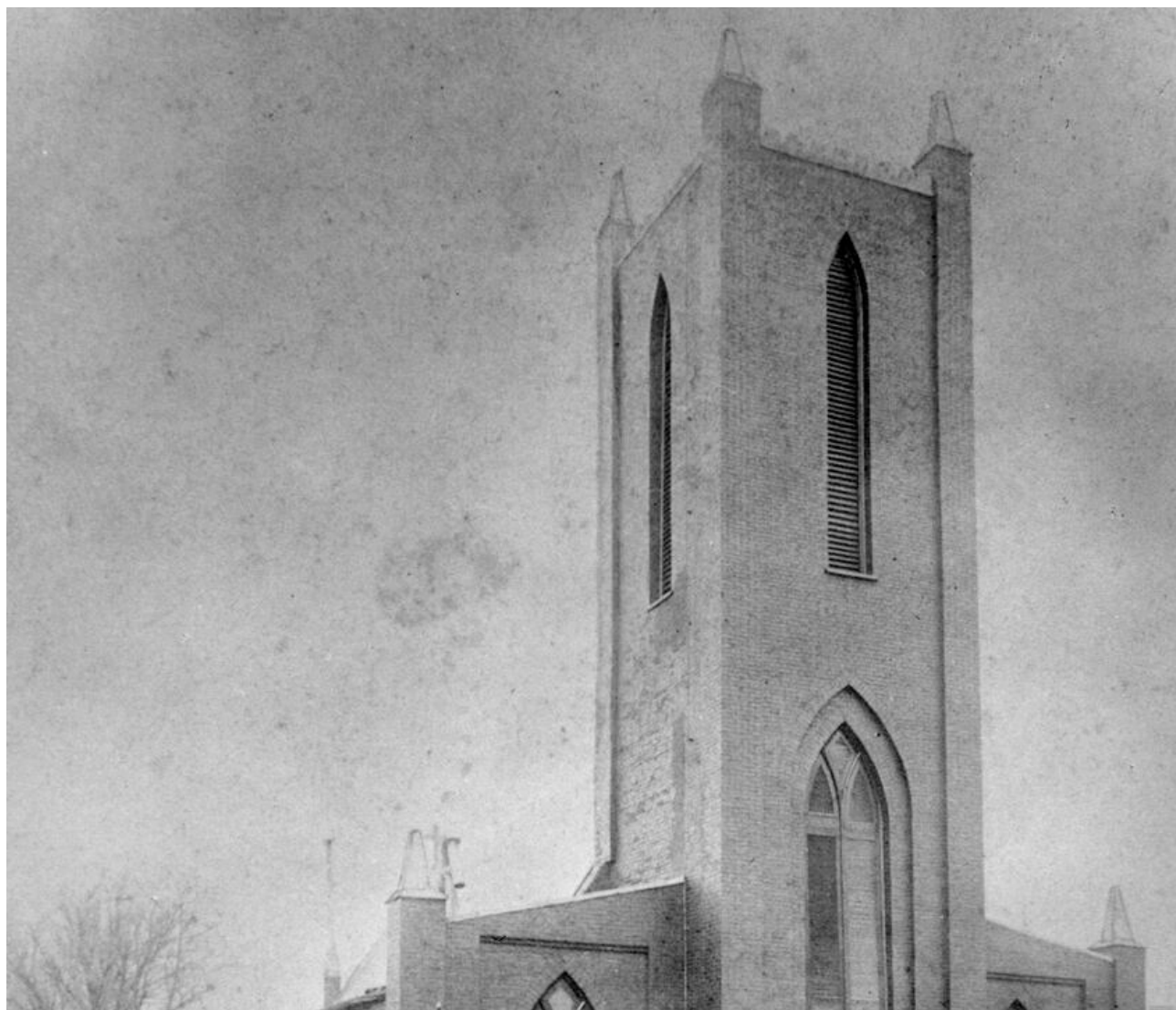
greatly affected by the Civil War. During the 1862 Federal occupation of Franklin, St. Paul's was used as a barracks, and later, a hospital. During Reconstruction, it became a carpenter's shop and a horse stable. However, efforts led by Reverend Edward Bradley, who held services at the Masonic Hall, led to St. Paul's reconsecration in 1871.

As one of three antebellum churches in Franklin,...?

Since their inceptions, Franklin's antebellum churches have provided services to residents and local groups via their outreach programs. Their impact throughout the community continues to grow as each of the historic congregations expands their partnerships with non-profit organizations and maintains their commitment to Franklin.



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CITATION INFO

Civil War Historical Commission, "Antebellum Churches: St. Paul's Episcopal Church," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/21>.

Antebellum Churches: Wiley Methodist Episcopal Church

By Civil War Historical Commission



Untitled

During Reconstruction, in 1867 Rev. Otis O. Knight of Nashville purchased this Lot 60, selling the southern half to formerly enslaved A.N.C. Williams, and the northern half for the construction of the Wiley Memorial Methodist Episcopal Church as a mission church for formerly enslaved people.

Wiley Memorial Methodist Episcopal Church closed in 1945 and became Fiveash Grocery, then Maple Fox Antiques and Maple Fox Restaurant. The building experienced a cyclone in 1927 , which took off the roof resulting in its current one-story configuration.

The building still exists and the inscription on the cornerstone reads “Wiley Memorial M.E. Church”. It is currently the Pull-Tight Players Theatre where the Pull-Tight Players have provided community theater for over 50 years.

To learn more about the Pull Tight Players Theatre and more history about the site please visit



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FRANKLIN, TENNESSEE 37064, THURSDAY, SEPTEMBER 10, 1964



WILLIAMSON COUNTY HISTORICAL SOCIETY

GROCERY—AN ANTIQUE SHOP—The two pictures show information of the grocery store on Second Street, which is to be used as the Maple Fox, an antique shop which is expected to open in late October. The building was torn down after the small sheds were removed but before the brick was pointed up and work done by John Sloan of Brentwood and Mrs. Wesley Dykes. The building was originally a grocery store.

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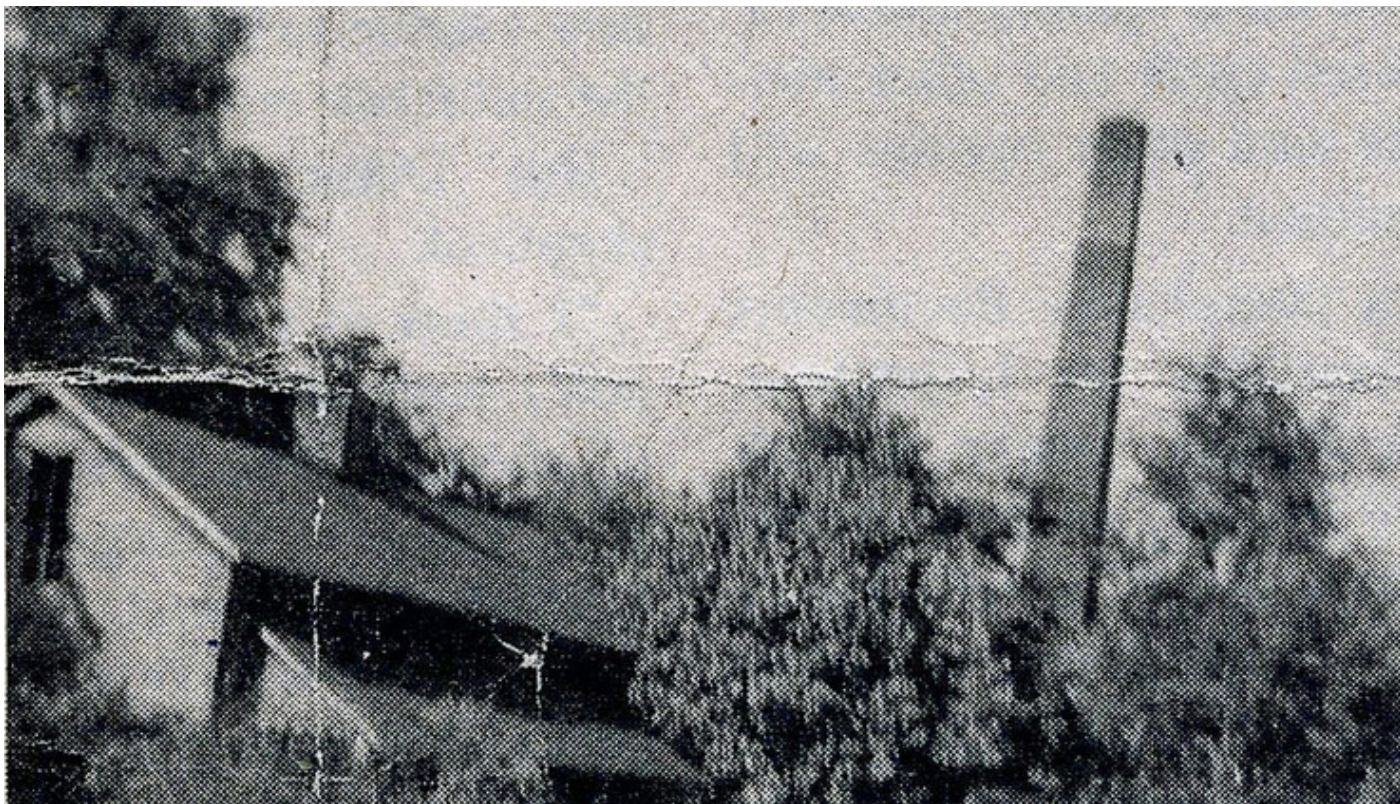
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CITATION INFO

Civil War Historical Commission, "Antebellum Churches: Wiley Methodist Episcopal Church," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/22>.

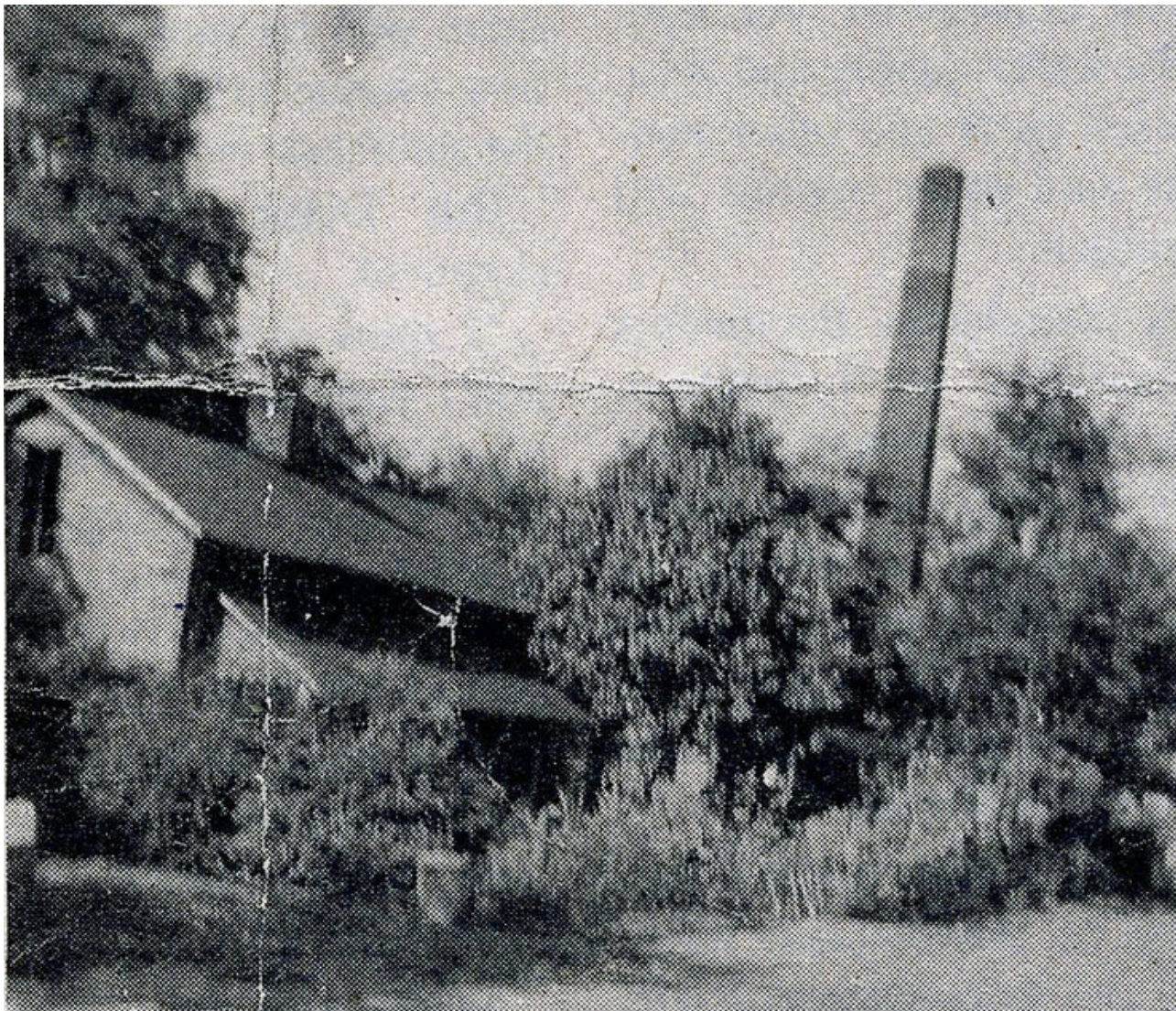
Bucket of Blood Neighborhood

By Civil War Historical Commission



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In 1869, Joshua B. Lillie established the Franklin Flouring Mill (Lillie Mill) on this site that was once the Franklin Cotton Factory and Foundry on 1st Avenue. By 1910 black laborers working at Lillie Mills were living in factory-owned houses at the corner of 2nd Avenue and Church Street and known as the "Bucket of Blood" Neighborhood. According to local legend, this colorful name resulted from a knife fight in Pig Hodge's poolroom, in which the victim bled a bucketful of blood. Neighborhood landowners also included several Black Union Civil War veterans.



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CITATION INFO

Civil War Historical Commission, “Bucket of Blood Neighborhood,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/28>.

Carnton and the Eastern Flank Battlefield Park

The Battle of Franklin at Carnton

By [Civil War Historical Commission](#)



[Carnton](#)

Audio

As the war unfolds, the McGavock house is commandeered and death arrives on the doorstep.

Behind you is Carnton, the residence of John and Carrie McGavock and their family. Originally built around 1826, the Federal style home was surrounded by farmland and maintained through slave labor. By 1860, the Slave Schedule enumerated forty-four enslaved men, women, and children at Carnton. The home became a hospital on November 30, 1864, during the Battle of Franklin. Just before the Confederate assault began, a chaplain commandeered the house for use as a field hospital for General William Loring's Division. At 4:00 PM, General John Bell Hood ordered the Army of Tennessee forward to attack the Federal position almost a mile from here. Loring's Division, comprised of three brigades of men from Mississippi, Alabama, and Louisiana, formed to the south of Carnton and advanced across the field in your viewshed.

Exposed to artillery fire as they moved across what was farmland and cattle pasture, Loring's men suffered grievous casualties from explosive shells and percussion shot before they entered the range of small arms fire. They, along with the division of General Edward Walthall, flung themselves toward the Federal earthworks while a "hurricane of combustibles" tore through their ranks. The intense fire poured out by Col. Israel Stiles and Col. John Casement's Federal Brigades forced the Confederates to shelter in the ditch below their fortifications. While toward the Carter Farm the Rebel attack broke through a portion of the U.S. Army's defensive line, along the eastern portion of the line few Confederates made it over the earthworks. Those who succeeded did so only to become prisoners. The casualties mounted by the minute as the guns of Battery G,

1st Ohio and Battery M, 4th U.S. Light Artillery fired 1,260 rounds into the advancing Confederates. Wounded men of the brigades commanded by Generals Thomas M. Scott, Winfield Scott Featherston, and John Adams were removed from the field and brought back to Carnton.

Hundreds of men sought treatment at Carnton, and as the remains of Loring's Division stumbled back toward the house, the suffering only grew more intense. John and Carrie, their seven-year-old son, Winder, and nine-year-old daughter, Hattie, provided whatever comforts possible to the wounded Confederates. Every room in the house was filled, and the air was thick with the acrid smell of smoke and blood. In the distance, the boom of cannons and the firing of small arms grew faint. The heaviest fighting ended around 9:00 PM, and the Confederate attack at Franklin failed.

As dawn broke over the field, sunlight revealed an ocean of suffering to the south of town. Dead and wounded men covered the ground in every direction. Still more wounded men made their way to Carnton, and the bodies of Confederate Generals Patrick Cleburne, Hiram Granbury, Otho Strahl, and John Adams were laid on the back porch to await their burials. The house swelled with wounded. A Louisiana veteran later recalled how the McGavocks were "assisted by an old colored woman" who was tasked with "cooking and washing for the wounded men." Two days later, the Confederate Army marched north to Nashville and left behind many of their wounded in the care of Franklin's residents. At Carnton, the wounded and dying occupied every available space for days, weeks, and months after the battle. Among those left behind was Colonel Mike Farrell of the 15th Mississippi. His comrade, John L. Collins, later remembered:

"Col. Mike Farrell...lay in one of the upper rooms of the mansion, both of his legs having been amputated...I was greeted with a radiant and complacent smile which I hardly expected, for I had learned that he could never recover. Then came the great burden of his ambition in these words: 'John,

you're not going to let Colonel Lowry beat me for brigadier general, are you?' After a moment's reflection, I replied: 'Colonel, you know that it is not within my province to control such a matter. I only wish it were, for you justly deserve promotion, which you know I would cheerfully grant.'

Thus I bade my old drillmaster a pathetic good-by..."

Col. Mike Farrell died on Christmas Day and is buried in grave number one of the Mississippi Section in the McGavock Confederate Cemetery.

i Carnton and the Eastern Flank Battlefield are included in the Franklin Battlefield National Historic Landmark Listing.

i In 2006 the City of Franklin, in cooperation with the American Battlefield Trust took ownership of the Eastern Flank Battlefield Park. The Eastern Flank Battlefield Park was previously a Golf Course and Country Club.



[Carnton](#) | Carnton was built in 1826 by Randal McGavock.

Carnton Slave Cabin during restoration in 1990



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OFFICIAL WEBSITE

[Official Website for Carnton](#)

[City of Franklin Parks](#)

CITATION INFO

Civil War Historical Commission, "Carnton and the Eastern Flank Battlefield Park," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/7>.

Carter Hill

Lotz House, Carter House, and the Confederate Assault

By Civil War Historical Commission



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A brief introductory section

Hello, This is Of the Lotz House.

In the predawn morning of November 30, 1864, the Federal Army led by Major General John Schofield arrived at Franklin after a nighttime forced march from Spring Hill, TN, 12 miles to the south. The Federals hastily built formidable entrenchments for their 1.5-mile long main line. Their line formed a semicircle just outside the town with both flanks anchored on the Harpeth River. The center of this line ran across the hill where you are currently standing, east to west. The Carter Cotton Gin once stood here.

If you look to your west, you will see the brick home of the Fountain Branch Carter family. Just to the north of here on the east side of Columbia Avenue, is the wood home of the Johann Albert Lotz family.

About a half mile south of here was the Federal advance line under the command of Brigadier General George Wagner. When Lieutenant General John Bell Hood's Confederate army began their advance from Winstead Hill at approximately 4:00 that afternoon, General Wagner's men were overrun, with about 700 of his troops captured. Other Federals in the forward line stampeded down Columbia Pike (now Avenue) to reach their main line that had a gap through which they ran. Some advancing Confederates became intermingled with the retreating Federals. The Federals at this part of the main line did not fire for fear of shooting their own men.

Elsewhere, Confederates attacking the center of the Federal main line came under brutal fire. Confederate Brigadier General George W. Gordon described this action: "Within a hundred paces of their main line ... hell itself had exploded in our faces. Men fell right and left, fast and thick. ... Such a storm of shot and shell, canister and musketry."

By 4:30 pm, the Federal main line along Columbia Pike between the Cotton Gin and the Carter House collapsed as Confederate soldiers charged through this weakened position. Federal soldier J.K. Merrifield, of the 88th

Illinois in Colonel Emerson Opdyke's brigade, which had been held in reserve behind the main line, observed: "We had our guns stacked and were ready to make coffee when, like a thunderbolt out of a clear sky, on looking up we saw the line breaking in front of us." Opdyke's men then charged forward to fill the breach through which the Confederates had penetrated about 50 yards north of the opponents' main line.

Intense fighting ensued in darkness, often hand-to-hand, with sabers, bayonets, rifle butts, entrenchment tools, and fists used as weapons. Surviving Confederate Sergeant Major Cunningham of the 41st Tennessee stated: "The greater part of the battle was fought after nightfall, and once in the midst of it, with but the light of the flashing guns, I could see only what passed directly under my own eyes. True, the moon was shining; but the dense smoke and dust (were) ... like a heavy fog before the rising of the sun."

Federal soldier S.B. Miller of the 100th Ohio recounted: "I saw three Confederates standing within our lines, as if they had dropped down unseen from the sky. They stood there for an instant, guns in hand, neither offering to shoot nor surrender – dazed as in a dream. I raised my gun, but instinctively I felt as if about to commit murder – they were helpless, and I turned my face to the foe trying to clamber over our abatis. When I looked again the three were down – apparently dead; whether shot by their own men or ours, who could tell?"

Nineteen-year-old Major Arthur MacArthur, a member of Opdyke's brigade and the future father of General Douglas MacArthur of World War II and Korean War fame, had his horse shot out from under him in the Carter House yard and suffered three gunshot wounds while still managing to run-through a Confederate flag bearer with his sword. Opdyke's troops were instrumental in halting the Confederate advance here and reforming the center of the Federal main line.

Coordinated Confederate attacks also occurred across all the Federal main line but became disjointed as the evening wore on. The fiercest fighting was over by 7:00 pm and gave way to only sporadic gunfire by 9:00 pm.

Bystanders to this brutal fighting were the Lotz and Carter families and several enslaved workers who sought shelter in the Carter House cellar just before the battle commenced. All they could do was wait for the battle to end. The children huddled around their mothers and cried because they were scared. One child was Matilda Lotz who had just turned 6 years old the day before. She would become a famous artist in her adult years.

The following morning when the carnage could be fully assessed, a mortally wounded Confederate soldier was found nearby, Theodrick “Tod” Carter, whose childhood home was the Carter House. He was taken back there where he died of his wounds surrounded by family. In addition to this tragedy, the Carter and Lotz families discovered their homes had sustained significant battle damage. Both houses became field hospitals.



Untitled



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Metadata

CITATION INFO

Civil War Historical Commission, “Carter Hill,” *Franklin Stories*, accessed January 14, 2026,
<https://experience.franklintn.gov/items/show/17>.

City Cemetery

By Civil War Historical Commission



[City Cemetery](#)

The town's people and their final resting places.

City Cemetery is Franklin's first city-owned cemetery dating back to 1811 when plantation owner Joel Parrish deeded 2 acres to the town commissioners for \$100. This cemetery served everyone. The front section is the oldest and has many cracked and crumbling limestone headstones because the area is in the floodplain and has been underwater at times and because of the practice years ago to burn all the grass. The middle section,

with its massive pecan tree, has enclosed family plots and a cluster of graves belonging to Irish Catholic immigrants. The back section was reserved for the enslaved, free Blacks and the poor, and despite the lack of grave markings, is completely full. The last burial in City Cemetery was in 1936.

Among the early settlers buried here are Ewen and Mary Cameron, who built Franklin's first house in 1798 after their covered wagon broke down in the area while en route to Fort Nashborough. Dr. Daniel McPhail (office built in 1817 and located at 209 E. Main St.), the first physician in Tennessee to successfully anesthetize a patient, is also interred here. He was an original Tennessee volunteer who died in the Mexican War in 1846. His body was apparently misplaced in New Orleans for 3 years, and legend has it that it was eventually returned to Franklin in a whiskey barrel. Fountain Branch Carter and his wife Mary, whose farmhouse was in the epicenter of the Battle of Franklin, are buried beside each other in the middle-left portion of the cemetery. In the back of the cemetery are the graves of Jesse and Anarchy Cowles. Jesse was a freed slave who later purchased the freedom of his wife and children.

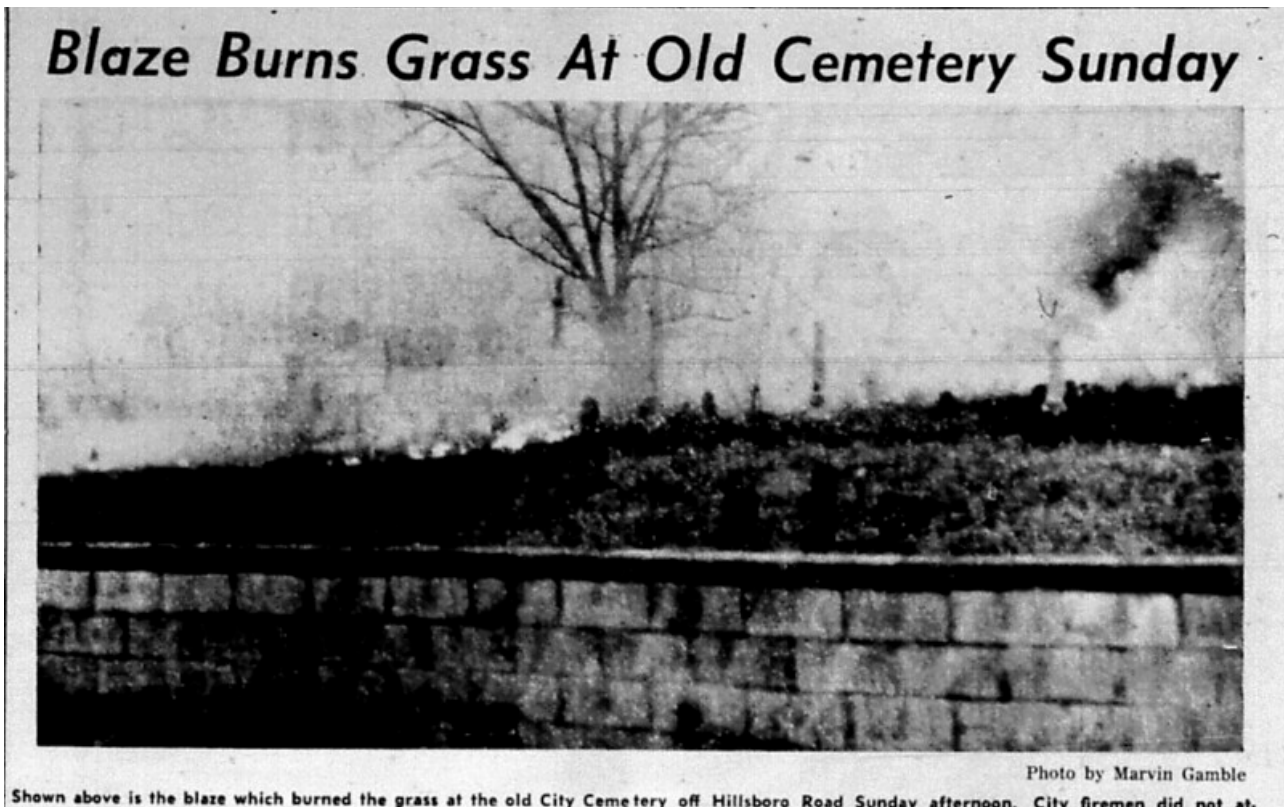
Of note, 4 Revolutionary War soldiers are buried in City Cemetery: Colonel Guilford Dudley, Sr., David Squier, Miles Priest and Moses Priest. The stone gates at the front entry to City Cemetery were erected by the Old Glory Chapter of the D.A.R. in 1916 "in honor of the pioneer men and women buried here."

Across 4th Avenue North is the Rest Haven Cemetery, a 7-acre plot of land given to the city in 1855 by local lawyer and judge John Marshall because City Cemetery was reaching capacity. Unlike City Cemetery, this was a "whites-only" cemetery. **[Learn more about Resthaven Cemetery here.](#)**

 Restoration efforts for both cemeteries are on going.



[City Cemetery](#) | Aerial image of City Cemetery, date unknown.



[Newspaper Clipping 1966](#) | A newspaper clipping about a fire at the City Cemetery

in 1966.



Untitled

Metadata

CITATION INFO

Civil War Historical Commission, “City Cemetery,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/11>.

Collin's Farm

Collin's Farm

By Civil War Historical Commission



Collin's Farm 1900s

Introductory Paragraph

During the Civil War, this tract of land made up a significant portion of what was once the northeastern parcel of John McGavock's farm at Carnton. As the Battle of Franklin raged on November 30, 1864, Confederate troops of General William Loring's Division advanced across

the ground before you. Regiments from Brigadier General Thomas M. Scott and Brigadier General Winfield Scott Featherston's Brigades came under heavy artillery fire as they stumbled across this broken ground toward the Nashville and Decatur Railroad tracks. With that obstacle traversed, the Confederates encountered dense thickets of Osage Orange hedges and makeshift abatis placed in front of the Federal earthworks. From their vantage point behind the breastworks, Federal infantrymen of Col. Israel Stiles' Brigade fired volley after volley into the ranks of Loring's Division.

The Confederates pushed on in the face of withering rifle fire that mowed down their ranks. Robert Webb Banks of the 37th Mississippi, remembered the devastation wrought by the Federal line to the Rebel advance, "with muzzles pointing downward across the parapet, and thus fired, striving to inflict the greatest damage." Exposed to a hail of shot, shell, and canister rounds fired by the guns of Battery G, 1st Ohio and Battery M, 4th U.S. Artillery, Banks and his comrades clamored to the ditch in front of the earthworks. He later recollected the ground was thick with "the dead and wounded in the ditch there, it became a sort of out-door 'chamber of horrors.'"

As night wore on and the sounds of battle waned, out of the darkness the cries of the wounded and dying filled the air. Word came for the Federal troops to withdraw across the Harpeth River, and as they prepared to file out of their defenses, a soldier told Colonel Stiles that the army "ought to remain here and wipe the hell out of 'em." Stiles responded, "There is no hell left in them. Don't you hear them praying?" Loring's Division, like much of the Army of Tennessee, was in shambles.

The next morning, the dead were buried, and the wounded were tended to at field hospitals like Carnton. After two days of reorganization and rest, the Confederate Army marched north to Nashville only to meet defeat two weeks later. The war in the Western Theater quickly spiraled to its end. By

1866, the Confederate and U.S. Army dead were relocated from the fields south of Franklin to their final resting places at McGavock Confederate Cemetery and Stones River National Military Cemetery, respectively. No longer a hastily established graveyard, fields like this one returned to their pre-war use as farmland.

In 1867, William Collins purchased this three-and-a-half-acre plot of land from John McGavock. The farmhouse which stands today was built by Collins, and he resided here with his family as the war faded into the past.

This portion of the battlefield was saved by local preservationists in 2001 and became part of the City of Franklin's Parks Department in 2007. It is cared for and maintained by the city and by the Old Glory Daughters of the American Revolution.

i Collin's Farm is owned and cared for by the City of Franklin Parks Department and the Old Glory Daughters of the American Revolution.



Collin's Farm 1900s | Image of the Collin's Farmhouse ca. 1900s



Collin's Farmhouse ca. 1912 | Image of the farmhouse ca. 1912 looking South.



View from Henderson House (Collins's Farm) | Image looking out from the farmhouse, date unknown.

Metadata

RELATED RESOURCES

Robert Webb Banks, *The Battle of Franklin November 30, 1864: The Bloodiest Engagement of the War Between the States*, (Neale Publishing Company, New York, 1908), 86-87; Thomas E. Milchrist, "Reflections of a Subaltern on the Hood-Thomas Campaign in Tennessee," *Military Order of the Loyal Legion of the United States*, Illinois, Vol. 4, 461.

OFFICIAL WEBSITE

[Collin's Farm](#)

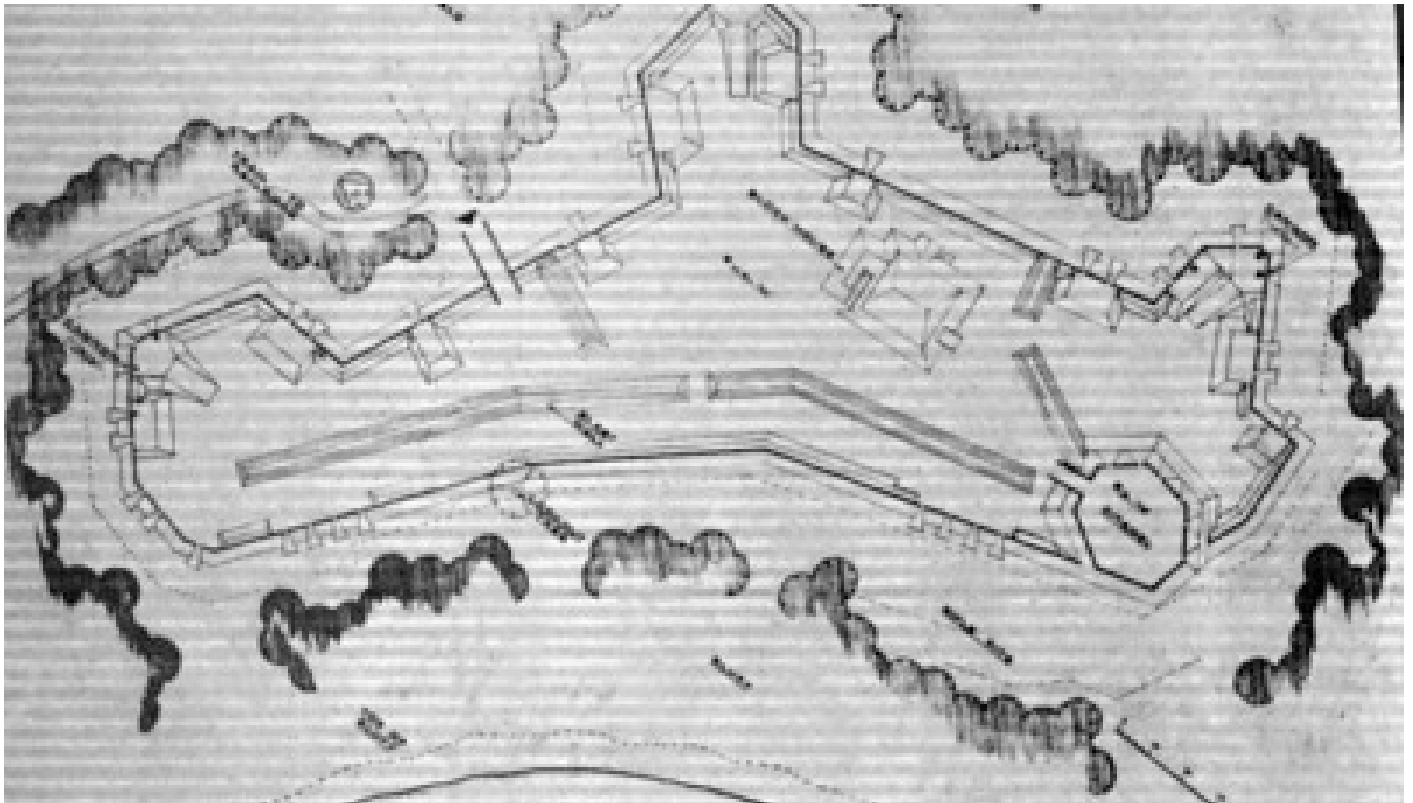
CITATION INFO

Civil War Historical Commission, "Collin's Farm," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/8>.

Fort Granger

An important fortification
to the North of Franklin

By Civil War Historical Commission



Untitled

A strategic position on the North of Franklin for Federal troops.

Because of its strategic position in the heart of Middle Tennessee and to its vital railroad that led to Nashville, Franklin was a major objective for both

the Union and the Confederacy.

In the spring of 1863, after taking permanent possession of the town, the Federal army began to build a series of fortifications in the area.

Construction began in March of 1863, and Fort Granger would be the largest of these fortifications.

Fort Granger was named for the Federal commander in this region at that time, Major General Gordon Granger. On June 19, 1865, Granger issued General Order No. 3, which informed the people of Texas that all enslaved people were now free. This day has come to be known as Juneteenth, a combination of June and 19th. It is the oldest known celebration commemorating the end of slavery in the United States.

Positioned high atop Figuers Bluff, the fort provided a commanding view of the town and the surrounding countryside. Crews also chopped down surrounding trees, groves, orchards and forest as far away as one mile in every direction to provide clear fields of fire. At one point, two large siege guns along with smaller artillery defended the ramparts.

Fort Granger did not see a lot of action during the war – mostly, the gunners engaged in target practice, firing into open fields to the south of town. And, at least twice in the spring of 1863, the fort actually fired upon Confederate raiding parties. However, later in 1863, Fort Granger fell into disrepair as the Federal forces began to move further south. Only a small garrison remained behind as General U.S. Grant advanced towards Vicksburg and General William S. Rosecrans pushed toward Chattanooga.

During the Battle of Franklin, the fort was revived to serve as US Major General John M. Schofield's command post. Also, several Federal troop batteries and infantry regiments were stationed around the fort. It has been reported that an Ohio battery armed with three-inch ordinance

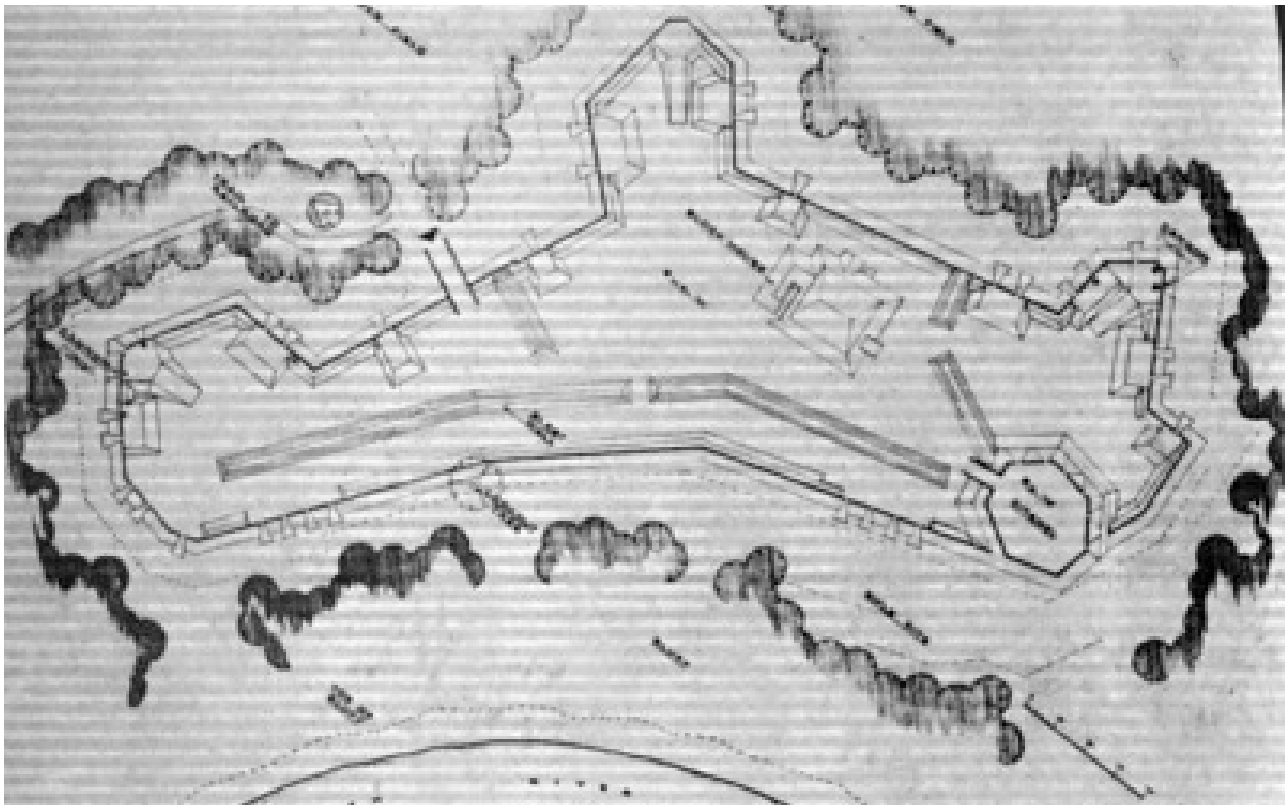
artillery lobbed over a hundred and sixty rounds into the advancing Confederates from this fortress.

About a mile to the northeast is Roper's Knob, is a large hill that rises more than 900 feet above sea level.

Although Roper's Knob was not occupied at the time of the Battle of Franklin, it played a very important role in the Civil War. Located centrally, Roper's Knob was consistently used as a signal station and observation post by Federal troops throughout the war and was a key communications link between Nashville to the north and Murfreesboro to the southeast. Communications were conducted by "wig wag" flags by day and colored torches by night. [Learn more about Roper's Knob here.](#)

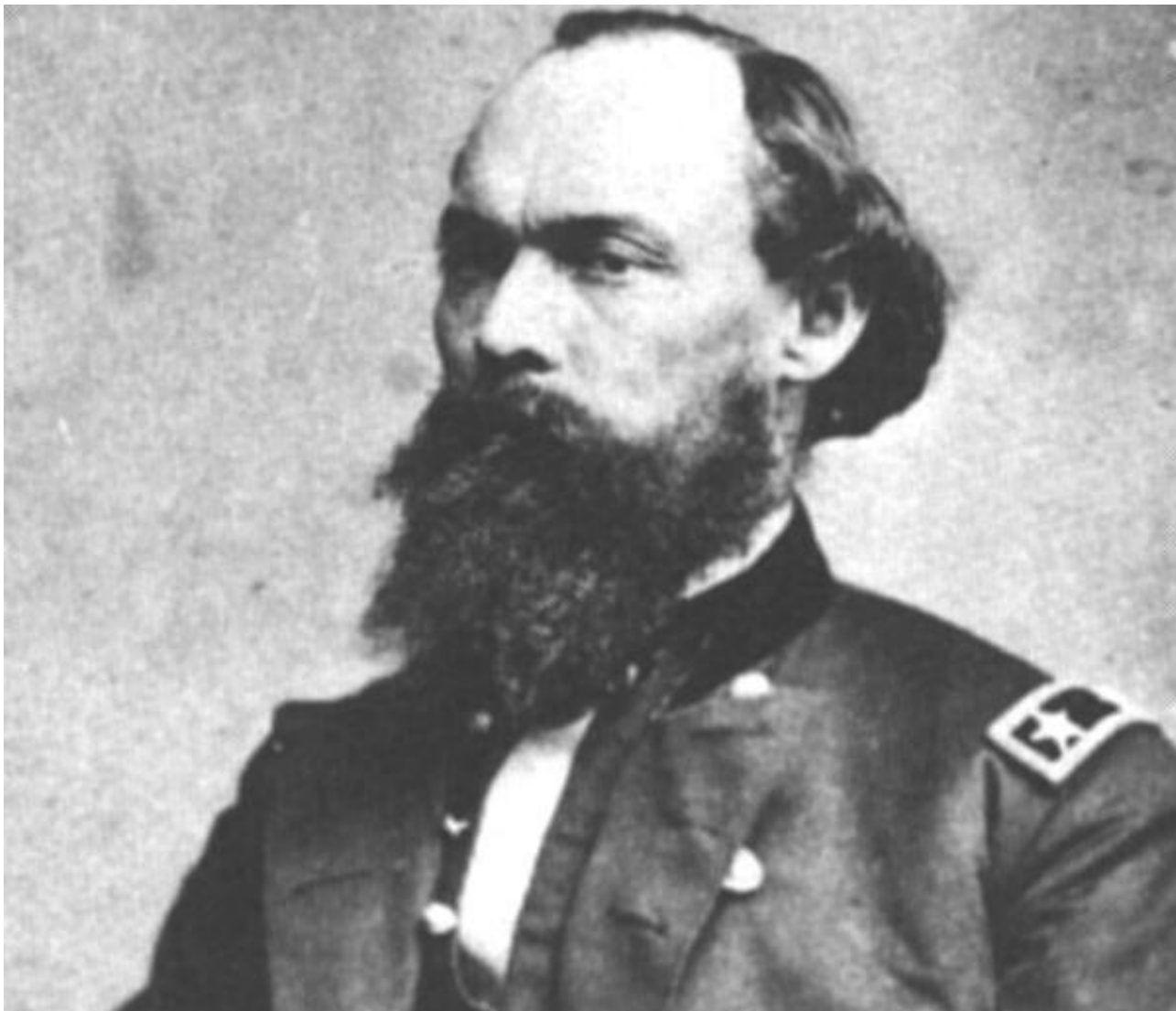
The Knob, along with nearby Fort Granger, helped guard both the Nashville Turnpike and the vital Nashville and Decatur railroad that passed through the heart of Middle Tennessee.

i The City of Franklin has acquired the land to the South of Roper's Knob. The State owns the land on top of Roper's Knob. With the acquired land, the City is now envisioning a future for the site!



Untitled

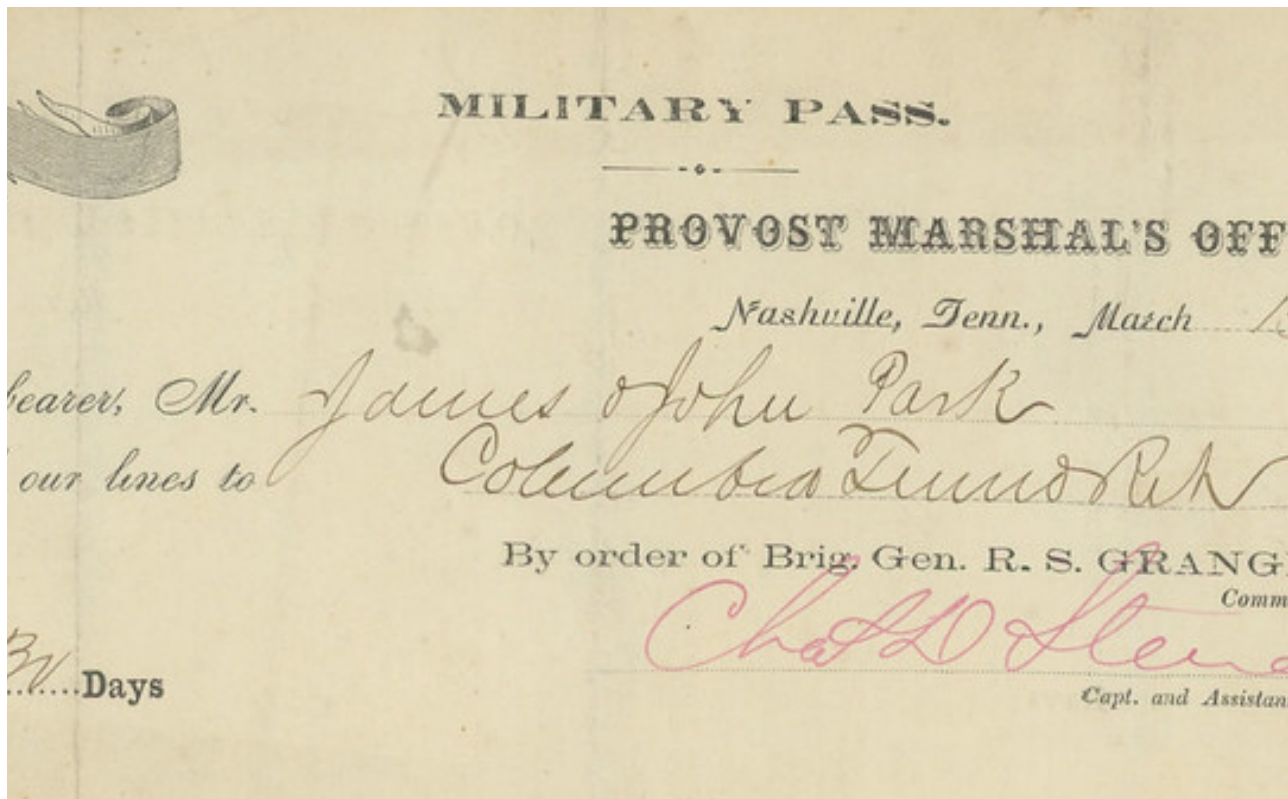
[Battlefield Map](#) | Map of the Battlefield North of Franklin



[General Granger](#) | Image of General Grander, of Fort Granger.



[1917 View from Ft. Granger](#) | A view from atop Fort Granger in 1917.



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Metadata

OFFICIAL WEBSITE

[Fort Granger Park](#)

CITATION INFO

Civil War Historical Commission, “Fort Granger,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/12>.

Harlinsdale Farm

Civil War History

By Civil War Historical Commission



1950s Aerial Image

The retreat along Franklin Road and what is now Harlinsdale Farm.

Welcome to the Park at Harlinsdale Farm, which is listed on the National Register of Historic Places. As described by Abbi Witt in a July 2020 blog post, it consists of “rolling farmland, old trees, a picturesque pond, room to

run around, and a stately barn.” It has been a cornerstone of Franklin’s culture for nearly a century and represents the rich history of Tennessee’s agricultural roots.

Prior to the development of the farm and shortly after the Battle of Franklin, the Federal and Confederate armies proceeded northward to Nashville. On December 15, 1864, the Federal troops under Major General George H. Thomas launched a major offensive against Lieutenant General John Bell Hood’s Confederate Army of Tennessee to their south.

After 2 days of fighting in the Battle of Nashville, the Confederates were routed and sent in full retreat toward Franklin with Federal cavalry and infantry close behind. Lieutenant General Stephen D. Lee's Corps and Brigadier General James R. Chalmers's Cavalry Division covered the Confederate withdrawal, fighting continuously for 21 miles.

Late on the morning of December 17, as a hard cold rain began to fall, the Confederates passed along these fields. Hard on their heels was the Federal cavalry of Brigadier General James H. Wilson, which had gathered that morning near Spencer Creek. As many as 3,000 troopers charged forward on both sides of Franklin Pike to try to smash the Confederate rearguard. Confederate cavalymen and artillery firing from the riverbank slowed the Federal attack and enabled Hood’s men to escape across the Harpeth River on a narrow pontoon bridge. The Federal cavalry charge, much of it over what is today known as Harlinsdale Farm, was among the largest in the Civil War.

As the day progressed, fighting continued through and south of Franklin. Nightfall and exhaustion finally ended Wilson's cavalry attacks, and the Confederates bivouacked near Spring Hill on the night of December 17. Hood's retreat over roads covered by "bayonet-sharp" ice proceeded for over 100 miles under constant harassment by Wilson's Cavalry. By now, the Confederate retreat was covered by Major General Nathan Bedford

Forrest's Cavalry until the battered Confederate Army crossed the Tennessee River near Florence, AL on December 29, 1864. Hood's retreat ended in Tupelo, MS, and he resigned his command on January 13, 1865.

- i Harlinsdale Farm was an operational farm until 2004. The City purchased the property with a vision. The property is now a public park, continues to host equestrian events, and is the site of the Pilgrimage Music Festival.

- i The Hayes House and Main Barn recently underwent rehabilitation projects to restore the structures.



[1950s Aerial Image](#) | Aerial view of Myles Manor, Harlinsdale Farm, and the Magic Chef Factory



Horses in front of Main Barn | Image of horses in the field in front of the Main Barn at Harlinsdale.

1950s Aerial Image from Downtown Franklin | Aerial image showing Harlinsdale in the distance along Franklin Road from above Downtown Franklin.

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Metadata

OFFICIAL WEBSITE

[The Park At Harlinsdale Farm](#)

CITATION INFO

Civil War Historical Commission, “Harlinsdale Farm,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/14>.

Lillie Mills

By Civil War Historical Commission



Untitled

The Franklin Cotton Factory and Foundry, a manufacturing operation to produce cotton and woolen goods, was built on these 3.5 acres in 1825. The first steam powered loom in the state was housed in a three-story building and contained a 50-horsepower steam engine. By 1850 the business employed 30 men and 17 women. The adjacent iron foundry had the capacity to make castings for ploughs, stoves, gin and mill machinery. It is believed the fluted columns at the courthouse were molded here in 1857. In 1862, the factory and foundry were destroyed by U.S. troops under

Brigadier General David Stanley to prevent it from supplying the Confederates.

In 1869, Joshua B. Lillie established the Franklin Flouring Mill on this site. By 1910 black laborers working at Lillie Mills were living in factory-owned houses at the corner of 2nd Avenue and Church Street and known as the "Bucket of Blood" Neighborhood. According to local legend, this colorful name resulted from a knife fight in Pig Hodge's poolroom, in which the victim bled a bucketful of blood. Neighborhood landowners also included several Black Union Civil War veterans.

In 1869, Joshua B. Lillie established the Franklin Flouring Mill on this site and it flourished for decades. In 1924, over 70,000 barrels of flour were produced and distributed primarily in southern markets. Lillie Mills was famous for several popular brand names of flour. Some of these included: Franklin Lady, Silver Leaf, White Silk and Tulip. By 1926 several improvements were made, including the construction of large concrete grain elevators at a cost of \$60,000 with a storage capacity of over 250,000 bushels of grain. This was the second largest such facility in the state.

The five-story mill burned in 1958. It was reported that within minutes the flames were leaping 150 feet into the sky and were visible as far away as Brentwood. The Franklin Fire Chief was forced to seek help from several neighboring fire stations to include Nashville. Today, the only reminder of that once-flourishing mill is the large concrete grain elevators, which rise to a height of about 100 feet each.

i The silos are remaining from the Lillie Mills and can be seen along 1st Avenue South.



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CITATION INFO

Civil War Historical Commission, “Lillie Mills,” *Franklin Stories*, accessed January 14, 2026,
<https://experience.franklintn.gov/items/show/27>.

McGavock Confederate Cemetery

By Civil War Historical Commission

A handwritten record on a piece of paper with a grid of red lines. The grid is divided into two main columns. The left column contains the following entries: Tennessee (230), Alabama (129), and Georgia. The right column contains: Texas (89), Missouri (130), and Arkansas (104). In the center, between the two columns, the word 'East' is written vertically next to a small diamond symbol.

Tennessee 230	Texas 89
Alabama 129	Missouri 130
Georgia	Arkansas 104

East

Untitled

This is one of the largest privately-owned Confederate cemeteries containing 1,481 deceased from the Battle of Franklin.

After the November 30, 1864 battle, Confederate General John Bell Hood left a burial detail in Franklin for two days. The soldiers were quickly buried where they fell. Graves were marked with a wooden headboard - with their name, company and regiment. As winter wore on, many of these headboards disappeared or faded.

By the end of the war, fallen Union soldiers were reinterred to National Cemeteries, but the burial and care for the Confederate dead was left to local citizens.

Seeing this great need, John McGavock and family donated two acres of land adjoining their plantation and family cemetery. In the spring of 1866, citizens of Franklin formed a committee and began raising funds to accomplish the reinterment of each soldier. George Cuppet, along with his brothers, bid the project for \$5.00 per body and were selected for the task. A few weeks after the project began, his brother, Marcellus, became ill and died. Marcellus Cuppet is the only civilian buried in the cemetery.

Each soldier was laid to rest by state. The large number of "Unknown" represented those whose original headboards were gone or had become illegible. Each known name was registered in the Book of the Dead and later kept by John McGavock's wife, Carrie. The original Book of the Dead still exists and is on display at Carnton .

Each soldier had a personal story and made the ultimate sacrifice. Most were far from home and their loved ones.

Ensign William A. Martin left his wife and five children when he enlisted in May of 1862. His regiment, the 65th Georgia Infantry, had a beautiful banner which was made from the silk wedding dress of a proud and patriotic lady from Georgia. They had kept that flag throughout the War and many a color-bearer had forfeited his life carrying the flag into battle. When the Color-Sergeant did not want this position at Franklin, Ensign Martin stepped forward...he would carry the flag. He died on the battlefield. He is buried in Georgia: Section 80, Grave #53.

In 1867, when Mary Gay visited the grave of her half-brother, Lieutenant Thomas Jefferson Stokes, she felt the existing makeshift fence would not protect the graves from farmland and stray animals. She began raising

thousands of dollars and speaking to crowds in Southern States. The historic iron fence you see today was ordered and installed at a cost of \$7,000. There is a small plaque of tribute to her at the entrance gate. Mary's half-brother lies in Texas: Section 4, Grave #59.

The McEwen Bivouac of Veterans assisted in maintaining the graves for many years and in 1890 raised funds to replace the wooden headboards with the limestone markers you see today.

In 1911, the deed to the cemetery and right-of-way from Lewisburg Pike was presented to the newly chartered McGavock Confederate Cemetery Corporation. Today, that organization continues to own and maintain the cemetery. The trustees are members of Franklin Chapter 14 of the United Daughters of the Confederacy.

May these men rest in peace...

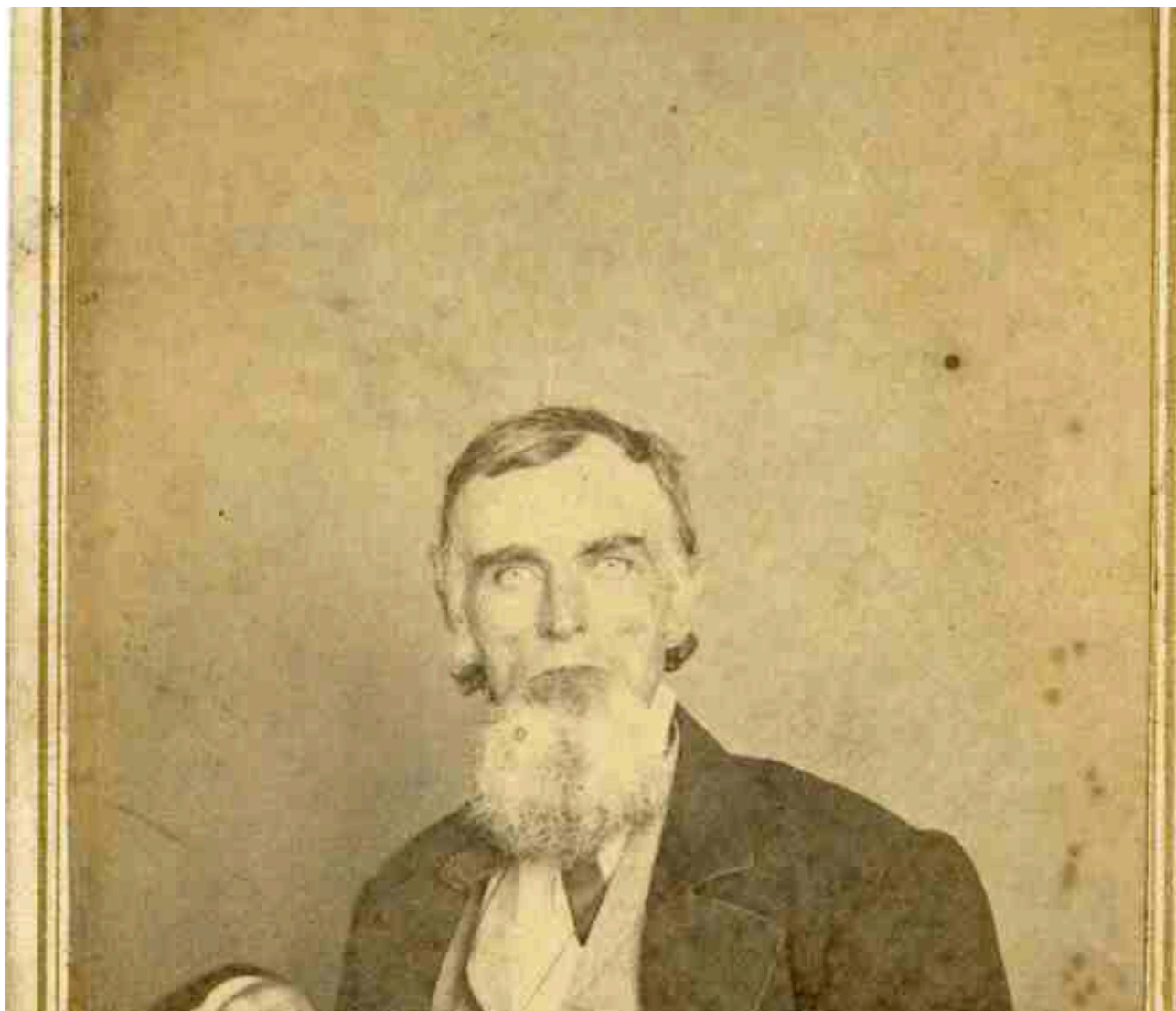
i An annual Memorial Service, on the first Sunday in June, is held to remember the fallen soldiers. Visitors are welcome to attend.

Tennessee 230		Texas 89
		Missouri 130
Alabama 129		Arkansas 104
Georgia 69	East	
So. Carolina 51		Mississippi 424
Louisiana 18		

Untitled

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A. B. Calhoun of Co. L. 1st
Regiment Louisiana Infantry
at the Battle of the Clouds
near the old
battle ground after more
than twenty years absence
and called to pay his re-
spects and extend his thanks
for kindnesses shown to
him and his comrades
on that occasion. His
name is now
then at the
Irish La. his Oct 6th 1898

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OFFICIAL WEBSITE

[McGavock Confederate Cemetery](#)

CITATION INFO

Civil War Historical Commission, “McGavock Confederate Cemetery,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/13>.

Rest Haven Cemetery

By Civil War Historical Commission



Untitled

Rest Haven Cemetery is, a 7-acre plot of land given to the city in 1855 by local lawyer and judge John Marshall because City Cemetery, the older cemetery across 4th Avenue was reaching capacity. Unlike City Cemetery, this was a “whites-only” cemetery.

Among those buried at Rest Haven are several U.S. Army (Federal) soldiers and at least 60 Confederate soldiers. Additionally, members of some of the most prominent historic families of Franklin are buried here, including John B. McEwen, Franklin’s Civil War era mayor who surrendered the town

to the Federal Army in 1862 when it occupied Nashville and Middle Tennessee. Also interred here is Dr. Daniel Cliffe, who served briefly as a Confederate surgeon but switched his allegiance to the Union and returned to his medical practice in Franklin where he tended to the wounded of both sides after the Battle of Franklin. The Cliffe family plot tells an interesting story of union and disunion. Dr. Cliffe's daughter, Belle, married brevet Brigadier General James Brownlow of Knoxville, TN, the commander of the 1st Tennessee (Federal) Volunteer Cavalry and son of the post-war military governor of Tennessee. Dr. Cliffe's son, James Rudder Cliffe, a 2nd Lieutenant in the 1st Tennessee (Federal) Cavalry, married Cornelia Stith Nichols, an ardent champion of the Confederate cause from girlhood who allegedly burned the Nashville Bridge over the Harpeth River to keep Federal troops out of Franklin.

On the North side of the cemetery is the gravesite of Confederate Captain Theodrick "Tod" Carter, son of Fountain and Mary Carter, who was mortally wounded in the Battle of Franklin about 500 yards from his family's house. He died 2 days later in the house where he was born. Also buried here is Lieutenant Colonel George Grummond, a Federal officer who married a Franklin woman named Fanny Courtney. After the Civil War, she accompanied him to the Wyoming territory where he was killed in the Fetterman massacre in 1866 during the Indian Wars.

At the center of the cemetery is the final resting place of an unknown soldier of the Civil War. In 2009, a construction crew found his remains, 6 U.S. Army tunic buttons and a Minié ball along Columbia Avenue about 2 miles south of here. Forensic examination could not conclusively determine if he was Federal or Confederate. Nevertheless, in October 2009, thousands of people attended a ceremony to place him to rest. Soil from the 18 states represented at the Battle of Franklin was poured upon the grave. The pillar that marks his grave, part of the original columns from

the Capitol Building in Nashville, stands in remembrance of all unknown soldiers of the American Civil War.

[Learn more about City Cemetery here.](#)



[Untitled](#)



Untitled



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Metadata

RELATED RESOURCES

To view the original Leadership Franklin Audio Recordings, please use the following link to listen.

CITATION INFO

Civil War Historical Commission, “Rest Haven Cemetery,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/50>.

Roper's Knob

An important signal station to the north of Franklin.

By [Civil War Historical Commission](#)



[Untitled](#)

In the spring of 1863, after taking permanent possession of the town, the Federal army began to build a series of fortifications in the area. One of these fortifications was on Roper's Knob, which rises more than 900 feet above sea level. The 78th Illinois Infantry was used significantly to construct fortifications on Roper's Knob. They also built entrenchments

and an octagonal log block house capable of holding 60 troops on top of Roper's Knob. A sophisticated pulley system helped lift artillery to the summit.

Around the blockhouse stood an earthen redoubt, with four artillery platforms and two water cisterns. Nearly halfway down, rifle pits and a wide crown of abates (felled trees with sharpened branches) ringed the entire hill. To provide a clear line of fire, Federals also deforested the hill and much of the surrounding area, allowing gunners to see for miles. The defensive works were so formidable, a Union engineer reported "50 men could hold it against 5,000." As it turned out, Confederates never challenged this position, and the Federals abandoned the hill by the time of the Battle of Franklin.

Although Roper's Knob was not occupied at the time of the Battle of Franklin, it played a very important role in the Civil War. Located centrally, Roper's Knob was consistently used as a signal station and observation post by Federal troops throughout the war and was a key communications link between Nashville to the north and Murfreesboro to the southeast. Communications were conducted by "wig wag" flags by day and colored torches by night.

The Knob, along with Fort Granger located a mile to the southwest, helped guard both the Nashville Turnpike and the vital Nashville and Decatur railroad that passed through the heart of Middle Tennessee. Learn more about Ft. Granger [here](#).

i Roper's Knob was recently acquired by the City of Franklin in partnership with Franklin's Charge and



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CITATION INFO

Civil War Historical Commission, "Roper's Knob," *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/35>.

Winstead Hill

Winstead Hill and the Harrison House

By Civil War Historical Commission



Untitled

Winstead Hill is important southern outlook about two miles south of Franklin, which provided an observation outpost of the unfolding battle for Confederate General John Bell Hood.

Confederate Lieutenant General John Bell Hood's troops formed on Winstead Hill along Columbia Pike before their great charge at the Battle of

Franklin on November 30, 1864. Named after the land's deceased owner and slave holder, Samuel Winstead, the hill rises approximately 200-feet above the city of Franklin, two miles to its north. At that time, the landscape beneath the hill to the city consisted of open meadows with gentle swells, stands of Eastern Red Cedar trees, and thin soil through which the limestone bedrock was exposed. The weather on the day of the battle was described as bright, clear, and unseasonably mild.

Winstead Hill served as Hood's command post during the battle. Below the hill, Major General Benjamin F. Cheatham's Corps formed alongside Brigadier General Alexander P. Stewart's Corps for the frontal assault on the entrenched Federal Forces of Major General John M. Schofield's 4th and 23rd U.S. Army Corps comprised of approximately 27,000 men supported by well-positioned artillery. Of note, Confederate Lieutenant General Stephen D. Lee's Corps, with most of Hood's artillery, was still on the road from Spring Hill, TN and had yet to arrive on the scene.

One of the most impressive spectacles of the war unfolded below just before sunset as 18 Confederate brigades comprised of 100 regiments marched in a nearly two-mile wide line through the open fields to the west of and along Columbia Pike over to Lewisburg Pike to the east. With their battle flags waving and bands playing, this advance was likened to Pickett's Charge at Gettysburg, but with an even more disastrous result.

Approximately 20,000 Confederates were engaged, and they had little artillery cover. They suffered greater than 6,000 casualties (killed, wounded and missing/captured), including 14 generals and 55 regimental commanders. Hood later made the following statements: "The line advanced at 4 p.m. with orders to drive the enemy into or across the Big Harpeth River Never did troops fight more gallantly."

Today, Winstead Hill Park (National Landmark) commands a view of the Franklin Battlefield terrain. A Battle of Franklin topographical map is

mounted in the overlook shelter. Along the “General’s Walk” are monuments to the six Confederate generals who died at the Battle of Franklin. There are also memorials to the Confederate soldiers from six of the Southern states whose men fought in the battle.

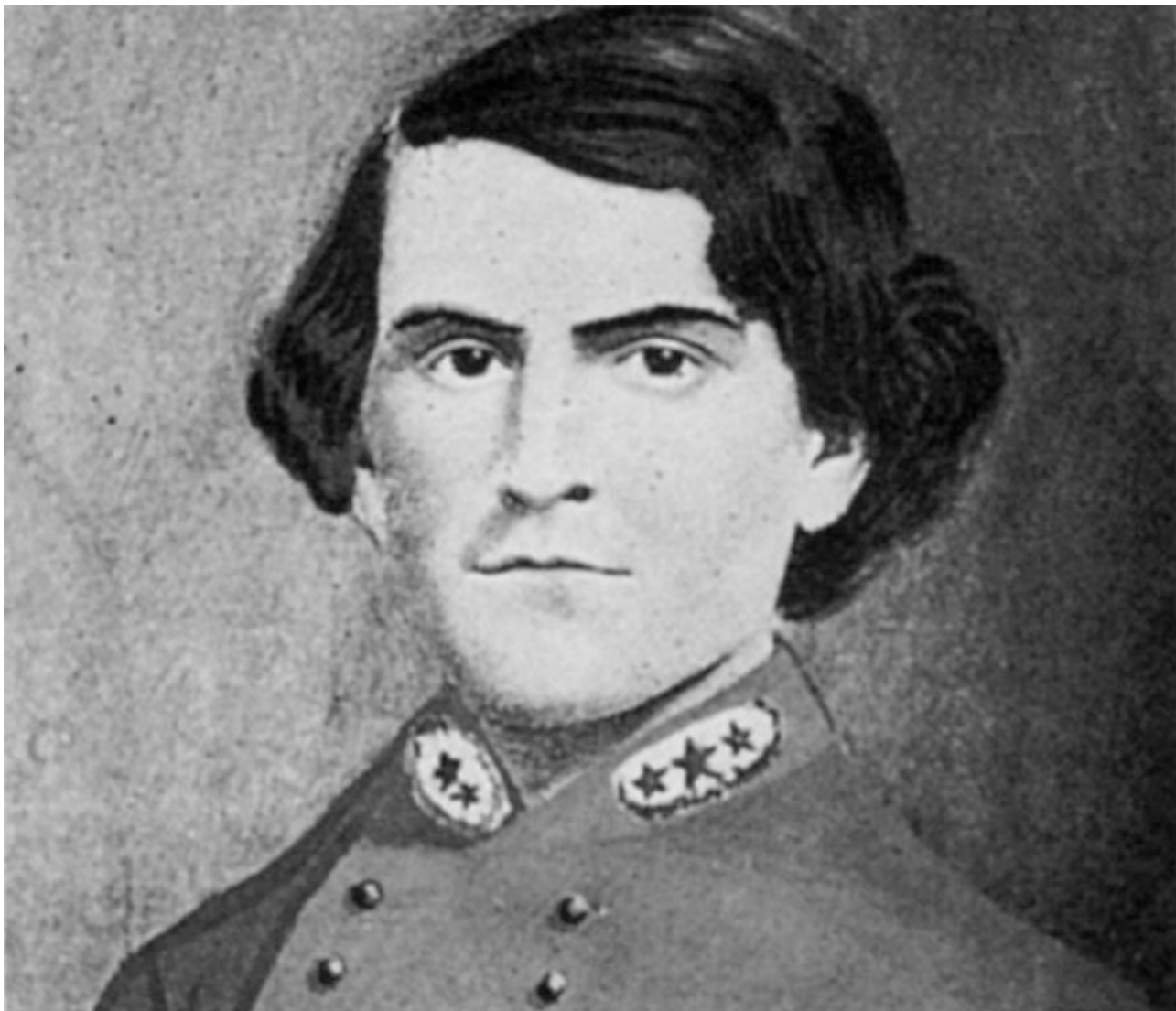
Just south of Winstead Hill Park is a marker about the Harrison House, which is on the National Register of Historic Places and is now a private residence. The brick home was built in 1826 and is Federal and Antebellum in architectural design. The home saw much of the events of the battle unfold in 1864. It was commandeered by General Hood as his headquarters and staging area for the Battle of Franklin. The home served as one of 44 field hospitals throughout Franklin as well as Confederate spy headquarters for Annie Briggs Harrison. Two mortally wounded Confederate generals died in the Harrison House following the battle, one of whom was temporarily buried in the garden before being relocated.



[Untitled](#)



Untitled



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Metadata

CITATION INFO

Civil War Historical Commission, “Winstead Hill,” *Franklin Stories*, accessed January 14, 2026, <https://experience.franklintn.gov/items/show/16>.



File #: 21-01790

DATE: 1/27/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator

SUBJECT:

*Consideration Of Resolution 2025-101, 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 2025-101.

RESOLUTION 2025-101

**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 _____ 2026.

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



2026 LETTER OF AGREEMENT

Program Policies and Services

Tennessee Main Street Program
A Coordinating Partner of the National Main Street Center
Tennessee
Economic and Development
Department of Community
MAIN STREET AMERICA™
312 L. Rosa 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 Downtown Franklin Association

Address 209 East Main Street

City Franklin, Tennessee

Zip Code 37064

Organization/ primary contact email address: hhood@williamsonheritage.org

Telephone 615-591-8500 Website downtownfranklintn.com

Non-profit status 510(c)3 FEIN Number 23-7042596

Manager/Director: Heidi Hood

Hire date: 08/16/2021

Board of Directors:

President John Bond

Term expires 12/31/2025

Vice President N/A

Term expires _____

Secretary N/A

Term expires _____

Treasurer N/A

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



City of Franklin

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

File #: 21-01831

DATE: 1/27/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Kelly Dannenfelser, Asst. Director of Planning
Chris Koeper

SUBJECT:

City Hall Development Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the construction progress of the new City Hall.

BACKGROUND/STAFF COMMENTS:

This item provides an update of the construction project and schedule. See the attached presentation.

FINANCIAL IMPACT:

See attached presentation.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the New City Hall construction progress.



File #: 21-060

DATE: 1/27/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

*Consideration Of Resolution 2026-03, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Consulting Services For The City Of Franklin For Furniture Distributor Services For The New City Hall Building

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning procuring a Furniture Distributor for the new City Hall.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is in the process of constructing a new City Hall facility on the Public Square in Downtown Franklin. It will contain approximately 100,000 square feet of office and meeting room spaces for city operations. The City must advertise a Request for Proposals to hire a furniture distributor to provide services for the City with the goal of fully outfitting the new City Hall with furniture for work stations, offices, meeting rooms, reception areas, break rooms, etc. The service needs include leading the product selection process, the product specification process, pre-delivery process, temporary storage and mock-up space, installation, and service, warranty, and maintenance of the furniture selections, as well as providing comprehensive specifications and competitive pricing through an Omnia contract.

Tennessee law and City ordinance both require the Board of Mayor and Aldermen to authorize use of the competitive sealed proposal procurement method for choosing suppliers and/or service providers whenever the Board determines that the use of competitive sealed bidding is either not practicable or not advantageous for the City. Competitive sealed bidding is either not practicable or not advantageous to the City because qualifications, experience, and competence are important factors to consider along with price in making the selection, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

FINANCIAL IMPACT:

The financial impact of the procurement remains to be determined. The cost of furnishing City Hall is included in the project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-03.

RESOLUTION 2026-03

**A RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE SEALED PROPOSAL
PROCUREMENT METHOD FOR CHOOSING THE PROVIDER FOR FURNITURE DISTRIBUTOR
SERVICES FOR THE NEW CITY HALL**

WHEREAS, pursuant to Tenn. Code Ann. § 12-3-1207 the City may use competitive sealed proposals rather than competitive sealed bids when the City adopts a process for the use of competitive sealed proposals and determines that the use of competitive sealed bidding is either not practicable or not advantageous to the City; and

WHEREAS, the City passed Ordinance 2019-24 on August 13, 2019, authorizing the use of the competitive sealed proposal procurement method; and

WHEREAS, should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then City staff requests authority to use the competitive sealed proposal procurement method for determining which service provider to recommend for award of services for the new City Hall; and

WHEREAS, the Board of Mayor and Aldermen find that the use of the competitive sealed proposal procurement method is advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

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

The City is authorized to use the competitive sealed proposal procurement method pursuant to the standards set forth in the City of Franklin Municipal Code § 5-504 for determining which service provider to recommend for award of Furniture Distributor services because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

IT IS SO RESOLVED AND DONE on this _____ day of _____, 2026.

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



File #: 21-0834

DATE: 1/27/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2025-0287, With Carriage Park Condominium Association For Public/Private Partnership For Connector Trail Connecting At Eastern Flank Battlefield Park

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Entry and Maintenance Agreement with Carriage Park Condominium Association for the construction of a trail located at Eastern Flank Battlefield Park.

BACKGROUND/STAFF COMMENTS:

Eastern Flank Battlefield Park is one of Franklin's most historically significant park properties and is part of the City's growing trail and park network. Carriage Park Condominiums is located immediately east of the park and currently has an informal access point to the park that is not designed or maintained for public use. The proposed project will construct a six-foot-wide concrete connector trail extending from the park's internal entrance road to the Carriage Park property line. The connector will serve residents, park visitors, and the public by providing a safe, ADA-compliant route into the park system. Because the connection requires limited access across condominium association property, a formal agreement is required to establish public access rights, maintenance responsibilities, and long-term use.

FINANCIAL IMPACT:

The City shall bear the cost of construction, design and permitting for the trail on City property.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0287.

**RIGHT OF ENTRY AND MAINTENANCE AGREEMENT
COF CONTRACT NO. 2025-0287**

ENTERED INTO this ____ day of _____, 20____ by and among Carriage Park Condominium Association ("Carriage Park" or the "Association"), and the City of Franklin, Tennessee, a Tennessee municipal governmental entity (the "City").

RECITALS:

1. Carriage Park is the owner of the Carriage Park Condominium Association that has an access point to Eastern Flank Battlefield Park through the east side of the property.
2. The purpose of this Agreement is to establish terms under which a formal and safe public connector trail will be constructed and maintained, linking Eastern Flank Battlefield Park to the Carriage Park Condominium property (the "Trails"), and to outline responsibilities for ongoing maintenance and repair.
3. The project will consist of a 6-foot-wide concrete connector trail extending from the entrance road in Eastern Flank Battlefield Park to the Carriage Park property line (the "Project").
4. The City shall be responsible for installing and maintaining all trail signage, a designated arbor feature, and the connector trail located on City-owned property.
5. The Association hereby grants the City a ten (10) year right of entry for repair and maintenance purposes related to Phases 1 and 2, beginning upon completion of Phase 1. This right includes access across Association property solely for the purposes of inspecting, repairing, or maintaining trail infrastructure directly related to this Agreement. The completed connector trail and associated amenities shall remain open to the public, consistent with the public recreational use of Eastern Flank Battlefield Park.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the parties hereto agree as follows:

1. License and Access. Carriage Park will hereby grant a license and right of entry to the City and the general public to access the connector trail through the parking lot between the tennis courts and the pool of Carriage Park. The sole purposes of this license is to allow members of the general public to walk, run, jog, and otherwise use the Trails to access Eastern Flank Battlefield Park and/or other trails that connect to the Trails from adjoining properties.

2. Term of Agreement. This Agreement shall be in effect for **ten (10) years** from the date of execution unless terminated earlier by mutual written agreement. Following the first ten (10) year term, this Agreement shall automatically renew for additional and continuing one (1) year terms unless either party terminates the Agreement by written notice to the other party, in which case the Agreement shall continue to its next renewal date and then shall cease.

3. Maintenance. The City of Franklin Parks Department will maintain all portions of signage, the arbor, and the connector trail on the City's property.

4. Costs, Design, Etc. City shall bear the cost of construction, design, and permitting incurred with the improvements on City property.

5. Miscellaneous Provisions. The work to be performed shall be conducted in three (3) phases as soon as is possible after the date in this Agreement except for those improvements which are solely dependent on certain acts of the City of Franklin.

6. Indemnification. Carriage Park will indemnify and hold harmless the City for all damages incurred by the City resulting from the construction of Project, except to the extent that such damages were caused by acts or omissions of the City.

7. 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.

8. Severability. If any term or provision of the Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Agreement will not be affected.

9. Entire Agreement. The Agreement between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Agreement. The terms and conditions of this Agreement may not be changed except by an amendment signed by an authorized representative of each party.

10. Applicable Law; Choice of Forum/Venue. The Agreement constitutes the entire agreement and is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, Tennessee.

11. Breach. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement without 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.

12. Survival. This Agreement shall survive the completion of or any termination of the Agreement or other document to which it may accompany or incorporate by reference.

(Signature page to follow)

ENTERED INTO as of the date first above written.

CARRIAGE PARK CONDOMINIUM ASSOCIATION

By: _____

Title: President

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of CARRIAGE PARK CONDOMINIUM ASSOCIATION, the within named bargainor, a homeowners association, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the homeowners association by himself as President.

Witness my hand and official seal, at Office in Franklin, this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

Attest:

CITY OF FRANKLIN, TENNESSEE

Angie Skarp,
City Recorder

BY: _____
Dr. Ken Moore, Mayor

APPROVED AS TO FORM:

William E. Squires
Deputy City Attorney

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared DR. KEN MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor (or other officer authorized to execute the instrument) of City of Franklin, Tennessee, the within named bargainor, a _____, and that he as such Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Franklin, Tennessee by himself as Mayor.

Witness my hand and official seal, at Office in Franklin, this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

Exhibit A

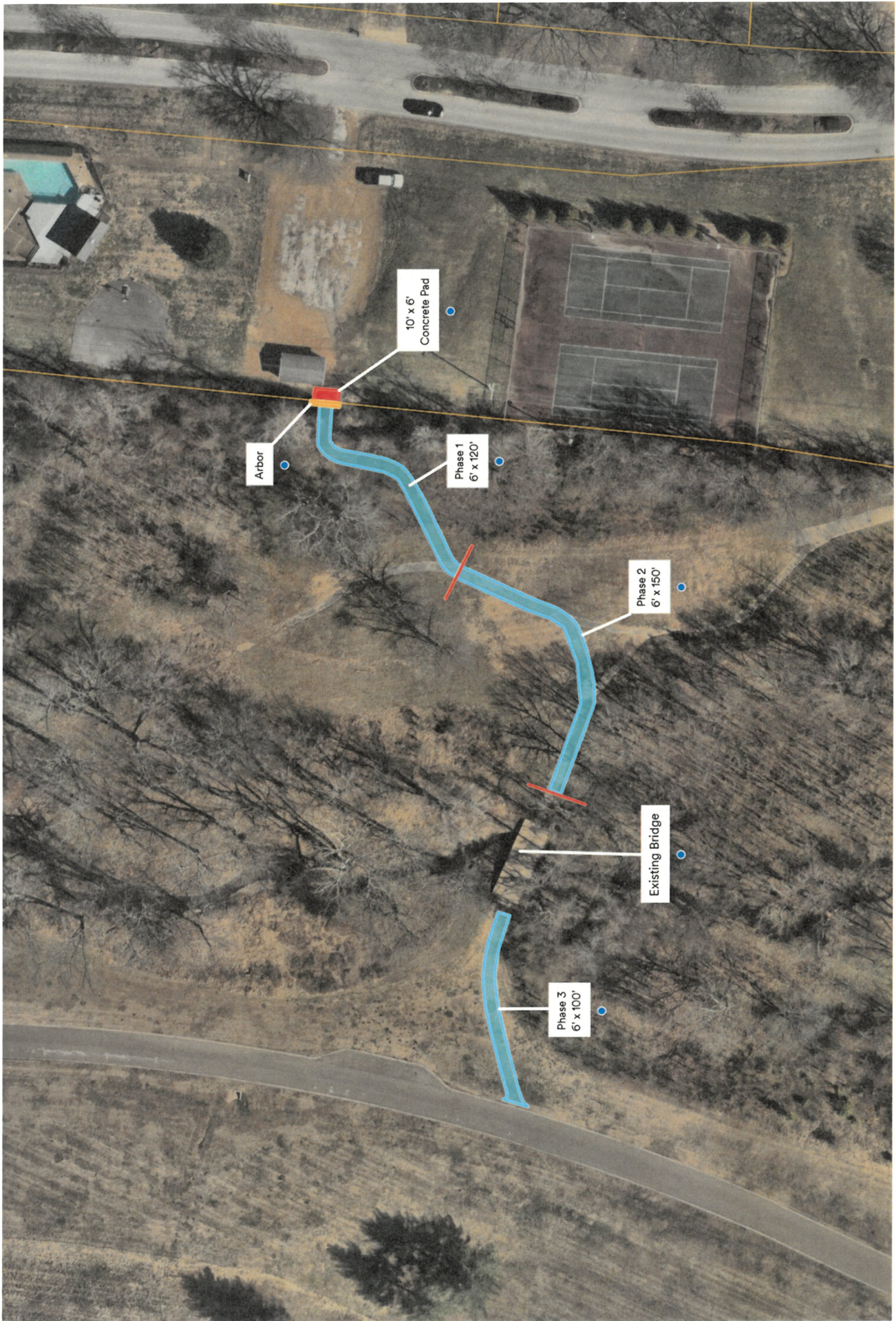


Exhibit B





File #: 21-01750

DATE: 1/27/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of COF Contract No. 2026-0012, Fiduciary Application For The City Of Franklin's Pension Plan

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2026-0012, with Travelers Insurance to renew the City of Franklin's fiduciary liability policy for the pension plan.

BACKGROUND/STAFF COMMENTS:

The City is currently under contract with Travelers Insurance for fiduciary liability coverage. This application is provided to Travelers with any updates on any changes (if applicable) to our pension plan on an annual basis. The City provided Travelers Insurance with actuarial reports from USI, minutes from our Employee Pension Plan Committee, and any other resolutions or amendments updating our pension plan documents that were completed during this past year. All the required documents have been provided to Travelers. This information will be handled by their underwriters, and they will issue our premium for the year. The premium will also be based on any potential liabilities, the value of the pension plan, and any claims made against the pension plan. The Mayor must sign this application, and it will be sent back to Travelers.

FINANCIAL IMPACT:

Travelers Insurance calculates the annual premium based on the City's pension liability exposures through an underwriting process. This is determined by the information we provide in our annual application process. The premium for fiscal year 2025 was \$12,990, which was the same premium as the prior year. We have not had any claims within our fiduciary policy. The premium is paid from the City's pension account with US Bank.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2026-0012.

Designated Benefit Plan Fiduciary Liability Coverage Renewal Information Request

Travelers Casualty and Surety Company of America

The information requested in this Application is for a Claims-Made policy. If issued, the policy will apply only to claims first made during the policy period, or any applicable extended reporting period.

The limit of liability available to pay losses will be reduced and may be exhausted by the amounts paid as defense expenses. Defense expenses will be applied against the applicable retention or deductible. (For policies issued in New York, the limit of liability may be reduced up to 50% for amounts paid as defense expenses, and may be applied to up to 50% of the applicable deductible or retention.)

GENERAL INFORMATION

Name of Applicant: City of Franklin Employees' Pension Plan and Trust	Year Established: 1799
Mailing Address: 109 Third Avenue South, Franklin, TN 37064	
Renewal Effective Date (mm/dd/yyyy): 01/01/2026	Type of Applicant: ☐ Multiemployer Plan ☐ Multiple Employer Plan ☒ Governmental Plan Number of government employees eligible to participate in plan _____ ☐ Other (explain) _____

Contact information of the Insurance Representative (the individual or entity designated by the Applicant to act as the Applicant's exclusive agent with respect to this insurance, including paying premiums and the giving or receiving of notices of cancellation, nonrenewal, or change of coverage):

Name of Insurance Representative: Public Risk Insurors, LLC - Laura Jungmichel
Mailing Address: 117 Seaboard Lane, Suite F100, Franklin, TN 37067

Complete the table by providing information for the Applicant's existing insurance program:

Coverage	Date First Purchased	Current Insurer	Expiration Date	Expiring Limit of Liability	Expiring Retention	Expiring Premium
Fiduciary Liability	07/01/2012	Travelers	01/01/2026	\$ 5,000,000	\$ 25,000	\$19,538

TRUST/PLAN INFORMATION

1. Will the Fiduciary Liability Coverage premium be paid by any trust or plan for which coverage is requested? ☒ Yes ☐ No

2. Complete the chart for all trusts or plans for which coverage is requested:

Full Trust or Plan Name	*Type	Current Asset Value	Latest FYE Annual Contributions	Current # of Participants	**Status
Franklin Employees' Pension	DB	\$176,008,231	\$ 11,378,088	871	F
TCRS Multiple Employer Plan	DB	\$	\$	316	A
		\$	\$		

If there are additional plans to be covered, attach details.

*Types: Defined Benefit (DB), Defined Contribution (DC), Welfare Benefit Plan (W), or Other (O) – attach explanation
 **Status: Active (A), Frozen (F), or Terminated (T). If any trust or plan has been terminated, indicate date of transaction.

3. Please provide the names of firms providing the following services:

CPA	Attorney	Actuary	Investment Adviser
Kristine Brock - City CFO	Frank Carney - Evans Petree	USI Consulting - Kevin Sullivan	Dahab & Assoc - Barry Bryant
	Shauna Billingsley, City Attorney		

4. Has the Applicant changed outside auditors in the last 12 months?..... ☐ N/A ☐ Yes ☒ No

UNDERWRITING INFORMATION

5. Does any trust or plan not conform to the standards of eligibility, participation, vesting, blackout notification requirements, or other provisions of ERISA or any similar or related federal, state, local, or foreign law or regulation governing employee benefits? ☐ Yes ☒ No
If yes, attach full explanation.
6. Has any trust or plan:
 (a) been the subject of an investigation by the DOL, IRS, or any similar state agency;
 (b) had its tax exempt status withdrawn or threatened to be withdrawn by the IRS;
 (c) filed for an exemption from a prohibited transaction; or
 (d) received an adverse opinion as to its financial condition by an independent public accountant? ☐ Yes ☒ No
If yes, attach full explanation.
7. If any trust or plan is a defined benefit trust or plan, has such trust or plan:
 (a) experienced an event reportable to the PBGC;
 (b) not been certified by an actuary to be adequately funded in accordance with the minimum funding standard of ERISA or any similar or related federal, state, local, or foreign law or regulation governing employee benefits; or
 (c) been converted into a cash balance plan or is any such conversion expected in the next 12 months? If there are no defined benefit plans, please check "N/A"..... ☐ N/A ☐ Yes ☒ No
If yes, attach full explanation.
8. Has any trust or plan:
 (a) been amended within the last 12 months in a way that will result in the reduction of benefits or are any such amendments anticipated within the next 12 months; or
 (b) been merged with another trust or plan or terminated within the past 2 years, or is any such merger or termination anticipated in the next 12 months? ☐ Yes ☒ No
If yes, attach full explanation.
9. Are there any outstanding or delinquent trust or plan contributions or trust or plan loans, leases, or debt obligations that are in default or classified as uncollectible?..... ☐ Yes ☒ No
If yes, attach full details.

LIMIT AND RETENTION INFORMATION

10. Do you desire any changes to the expiring policy limit or retention? ☐ Yes ☒ No
If yes, indicate the desired changes below.

Coverage	Limit of Liability	Retention
Fiduciary Liability	\$5,000,000	\$ 25,000

11. If the requested limit of liability exceeds the limit of liability in the expiring Fiduciary Liability Coverage, answer the following question:
 Solely with respect to any higher limits requested or that may ultimately be issued for the proposed insurance, is the Applicant or any person proposed for this insurance aware of any fact, circumstance, situation, event, or act that reasonably could give rise to a claim against them under the Fiduciary Liability Coverage for which the Applicant is applying? ☐ Yes ☒ No
If yes, attach full details.

Solely with respect to any portion of the limit of liability for this proposed Fiduciary Liability Coverage that exceeds the amount of the expiring limit of liability for Fiduciary Liability Coverage in the expiring policy, the proposed insurance will not afford coverage for any claim arising from any fact, circumstance, situation, event, or act about which any natural person officer, including any executive director or functional equivalent thereof; member of the board of trustees; in-house risk manager, or in-house general counsel of the Applicant had knowledge prior to the issuance of the proposed policy, nor for any person or entity who knew of such fact, circumstance, situation, event, or act prior to the issuance of the proposed policy.

As part of this Application, provide copies of the documents listed below. The documents, as well as the representations and facts contained within such documents are made a part of this Application; the Insurer may elect to obtain requested information from public sources, including the Internet.

- Financial statements for all trusts or plans
- Most recent 5500 of all ERISA plans
- Schedule of trust and plan trustees
- Sponsor financial statement if Applicant is a multiple employer, government, or quasi-governmental plan

NOTICE REGARDING COMPENSATION

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website: http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Agency Compensation, One Tower Square, Hartford, CT 06183.

FRAUD WARNINGS

ALABAMA, ARKANSAS, DISTRICT OF COLUMBIA, MARYLAND, NEW MEXICO, AND RHODE ISLAND: Any person who knowingly (or willfully in MD) presents a false or fraudulent claim for payment of a loss or benefit or who knowingly (or willfully in MD) presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

COLORADO: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

FLORIDA: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

KENTUCKY, NEW JERSEY, NEW YORK, OHIO, AND PENNSYLVANIA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties. (In New York, the civil penalty is not to exceed five thousand dollars (\$5,000) and the stated value of the claim for each such violation.)

LOUISIANA, MAINE, TENNESSEE, VIRGINIA, AND WASHINGTON: It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits.

OREGON: Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or who knowingly presents false information in an application for insurance may be guilty of a crime and may be subject to fines and confinement in prison.

PUERTO RICO: Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation with the penalty of a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances be present, the penalty thus established may be increased to a maximum of five (5) years; if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

SIGNATURE AND AUTHORIZATION

The undersigned Authorized Representative of the Applicant declares that to the best of his or her knowledge and belief, after reasonable inquiry, the statements set forth in this application for insurance, including any supplements or materials made part of this application, are true and complete and may be relied upon by Travelers. If any information in this application, or any supplements or materials submitted therewith, changes prior to the inception date of the policy that Travelers may issue to the Applicant, the Applicant will notify Travelers of such changes and Travelers may modify or

withdraw any outstanding quotation. Travelers is authorized to make any investigation or inquiry in connection with this application.

The signing of this application does not bind Travelers to offer, nor the Applicant to purchase, the insurance. If the policy is issued, it is agreed that this application, including any supplements or materials made part of this application, will have been relied upon by Travelers in issuing the policy, will be the basis of the insurance, and will be, in all states other than NC and UT, considered physically attached to, and part of, the policy.

Authorized Representative Signature*: X	Authorized Representative Name - Printed Mayor Ken Moore	Date (mm/dd/yyyy):
Producer Signature* (required in FL and IA) X	State Producer License No (required in FL): 723973	Date (mm/dd/yyyy):
Agency: Public Risk Insurors, LLC	Agency Contact: Laura Jungmichel	Agency Phone Number: 615.243.5667

* If you are electronically submitting this document, apply your electronic signature to this form by checking the Electronic Signature and Acceptance box below. By doing so, you agree that your use of a key pad, mouse, or other device to check the Electronic Signature and Acceptance box constitutes your signature, acceptance, and agreement as if actually signed by you in writing and has the same force and effect as a signature affixed by hand.

- ☐ Electronic Signature and Acceptance – Authorized Representative
☐ Electronic Signature and Acceptance – Producer

Approved as to form:

Shauna R. Billingsley, City Attorney



File #: 21-01793

DATE: 1/27/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder
Kim Bennicas, Executive Assistant

SUBJECT:

Presentation Of BOMA Request Tracking System

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the tracking and resolution of requests from Aldermen and citizens.

BACKGROUND/STAFF COMMENTS:

In 2025, City staff began systematically managing the requests and issues brought forward by the Aldermen. Often, Aldermen receive communications from citizens regarding various questions and issues. Some questions can be easily answered by connecting the citizen with the proper department or staff member who can assist. However, other times, the topics involve communication and coordination with multiple departments and/or require deeper research.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

No recommendation. This presentation is to provide information and gather Board feedback regarding the request tracking system.