



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, February 24, 2026

5:00 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. Discussion On The Carter Hill Park Expansion And The Proposed Repurposing Of A Portion Of Strahl Street

Sponsors: Lisa Clayton

3. Development Activity Report

Sponsors: Michael Walters Young, Katherine Harelson

4. Consideration Of Event Permit For Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 25-26, 2026

Sponsors: Milissa Reiersen, Monique McCullough

5. *Consideration Of Amendment 1 To COF Contract No. 2023-0236, With Hazen And Sawyer For Additional Work Performed On The Cost Of Service Study And Dynamic Rate Analysis

Sponsors: Michelle Hatcher

6. *Consideration Of COF Contract No. 2025-0540, With FDG-NHC Optima JV, LLC For Sanitary Sewer Monthly Surcharge

Sponsors: Michelle Hatcher

7. *Consideration Of Resolution 2026-09, A Resolution Reaffirming Cooperative Growth Planning In Williamson County And Opposing Williamson County Commission's Proposed Big Government Over-Regulation On Property Owner's Within The Urban Growth Boundary
WS 2/10/26

Sponsors: Alderman Patrick Baggett

8. Consideration Of COF Contract No. 2026-0082, With Energy Source Partners and Wesbanco Bank For Collateral Assignment Of Solar Lease

Sponsors: Shauna Billingsley, Andrew Orr

9. FY 2026-2035 Capital Investment Plan Quarterly Update

Sponsors: Michael Walters Young, Paul Holzen, Chris Franklin

10. 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: 2/24/2026

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

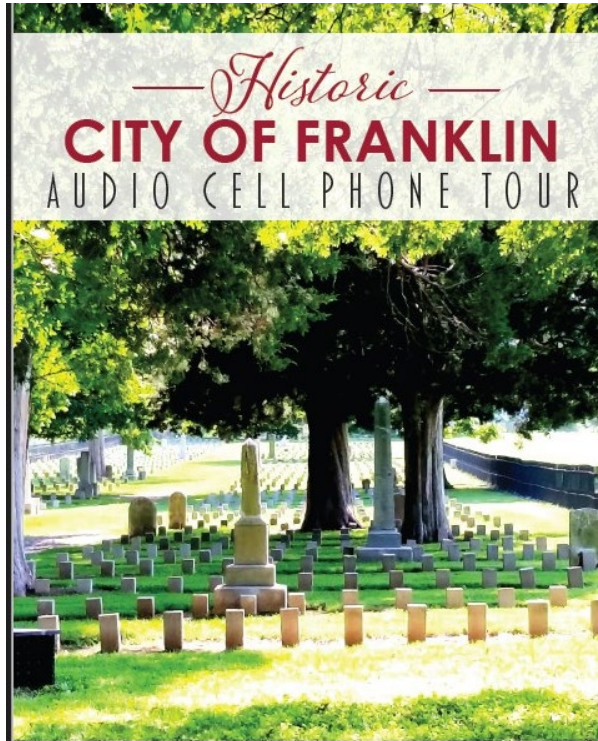


U.S. LINE MARKERS

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

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

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.

This tour was originally created by the Civil War Historical Commission of the City of Franklin (previously the Battlefield Preservation Commission) and the 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.

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.

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?

Metadata

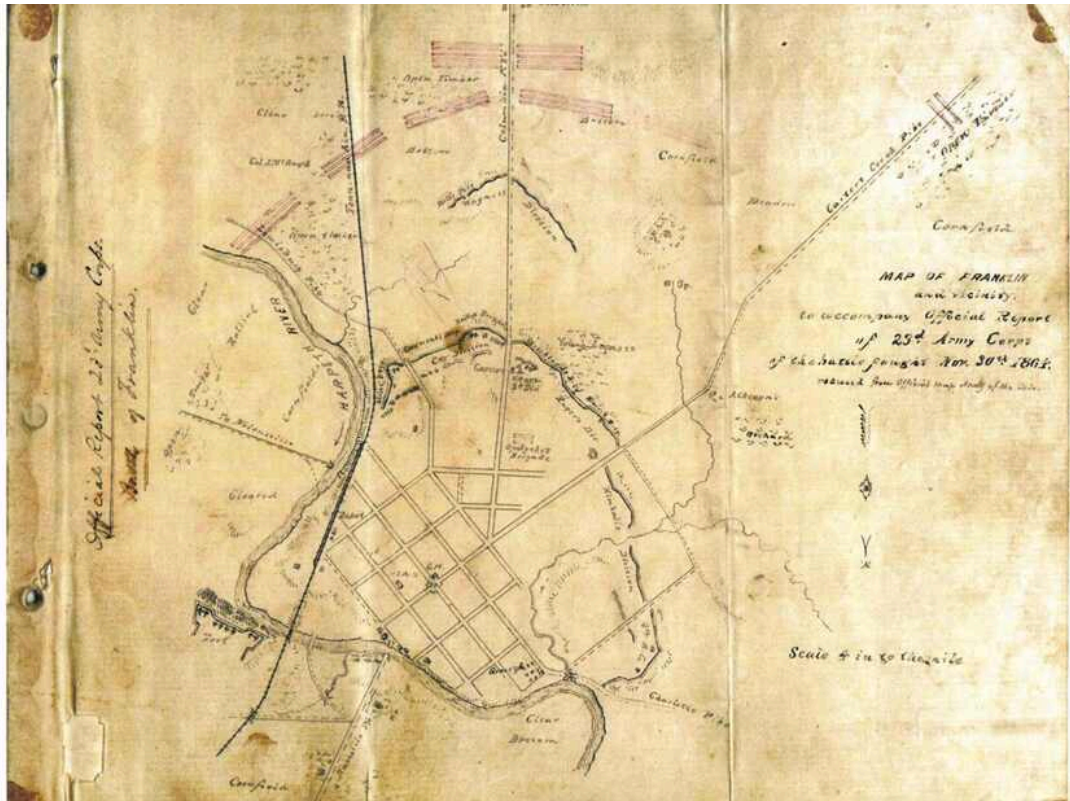
RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Overview of the Battlefields and Beyond Tour,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/19>.

Historical Overview of the Battle of Franklin



[Ruger's Map of Franklin](#)

Audio

[2012 Audio Tour: Historical Overview of the Battle](#) | This audio is the original recording for the Historic Parks Audio Tour

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.

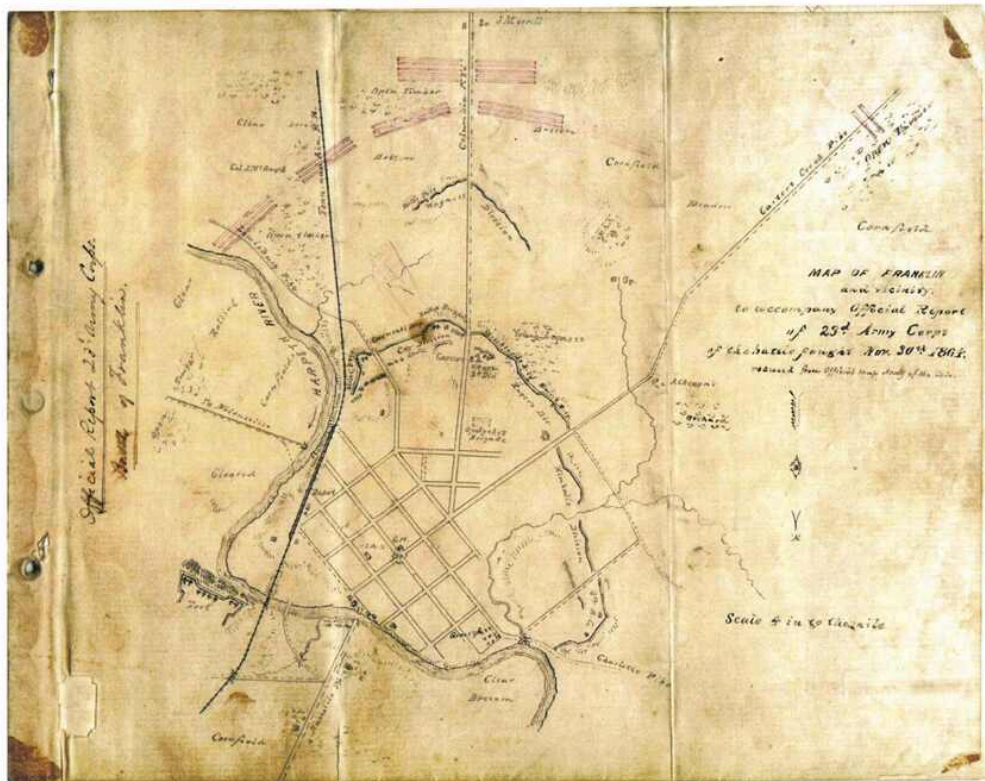
The war was not kind to Franklin. Since 1862, both the Federal and Confederate armies fought bitterly to hold the city because it stood on the key highway and railroad that led to Nashville - one of the largest transportation, manufacturing, and supply centers in the whole South. As a result, Tennessee 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

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Historical Overview of the Battle of Franklin,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/10>.

Antebellum Churches: Franklin First United Methodist Church



[Franklin First United Methodist Church](#)

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, please visit here.*

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.



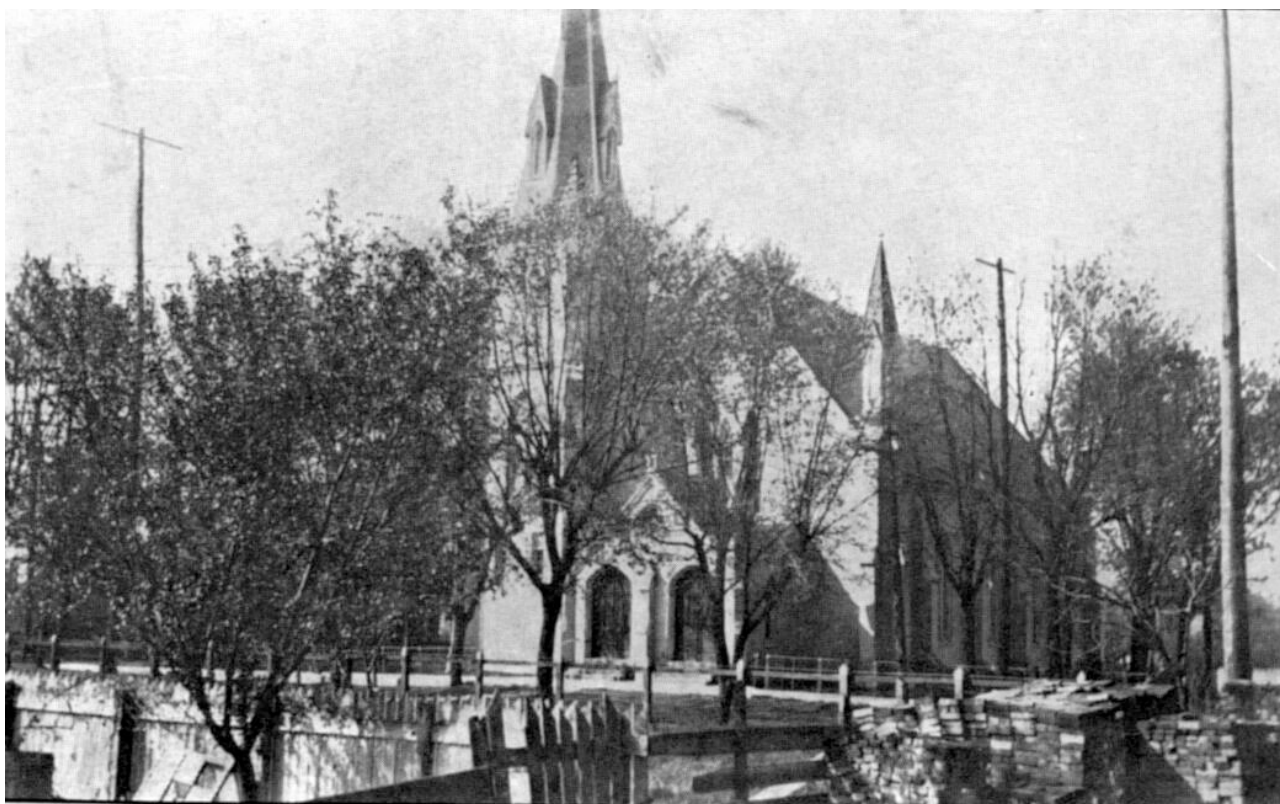
[Franklin First United Methodist Church](#) | First Franklin Methodist Church.



[Franklin First United Methodist Church](#) | Franklin First United Methodist Church



New campus for the Franklin First United Methodist | Image of the new building for the Franklin First United Methodist Church, located at 120 Aldersgate Way.



Franklin First United Methodist Church | Image of the Franklin First United Methodist Church prior to building alterations.

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Antebellum Churches: Franklin First United Methodist Church,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/18>.

Antebellum Churches: Franklin Presbyterian Church



[Franklin Presbyterian Church](#)

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.



[Franklin Presbyterian Church](#) | Image of Franklin Old Presbyterian Church, ca. 1900.



[Old Presbyterian Church](#) | Image of the Presbyterian Church which was destroyed by a fire.



[Franklin Presbyterian Church](#) | Image of Franklin Presbyterian Church, year unknown. Ladies are crossing the street and cars are parked in front of the building.

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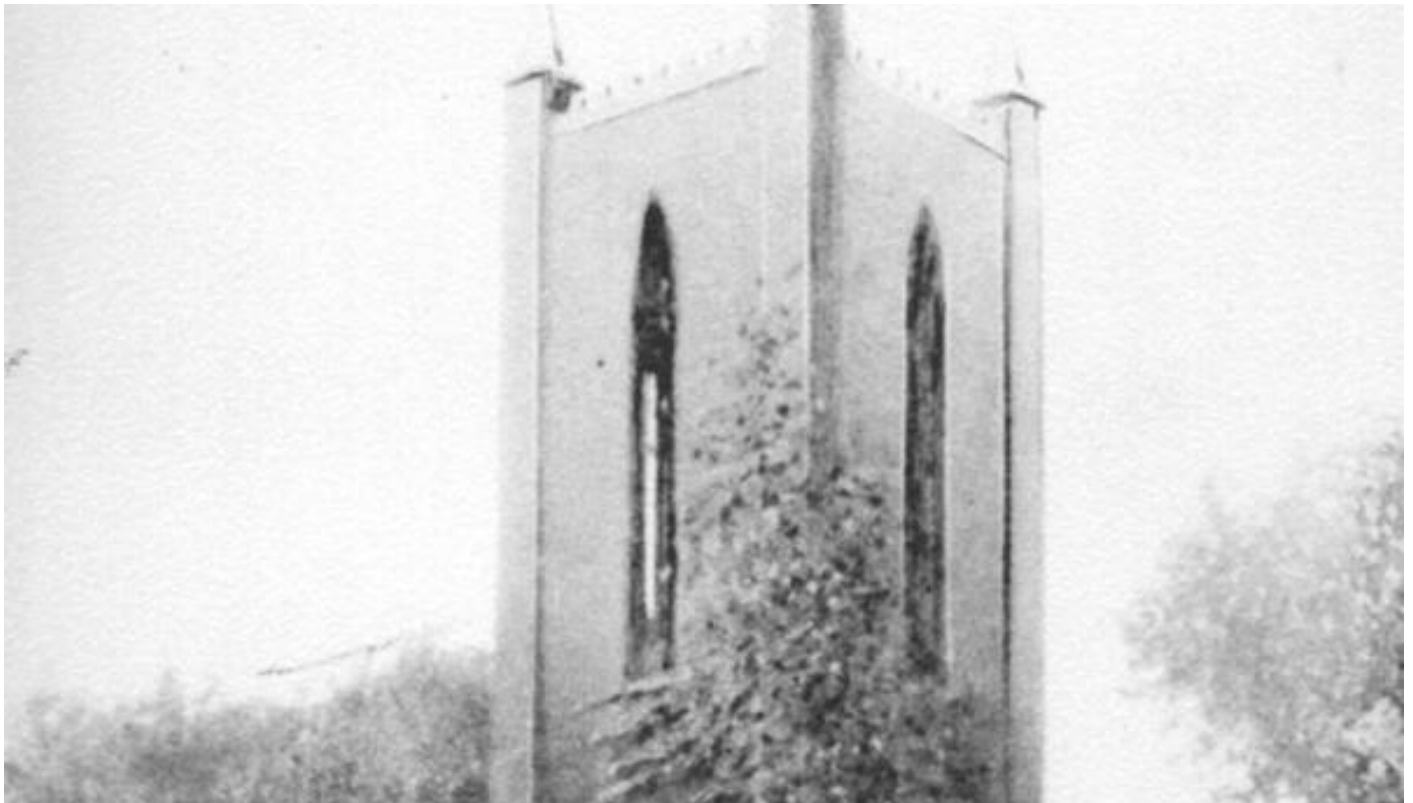
RELATED RESOURCES

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CITATION INFO

“Antebellum Churches: Franklin Presbyterian Church,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklinton.gov/items/show/20>.

Antebellum Churches: St. Paul's Episcopal Church



[St. Paul's Episcopal Church](#)

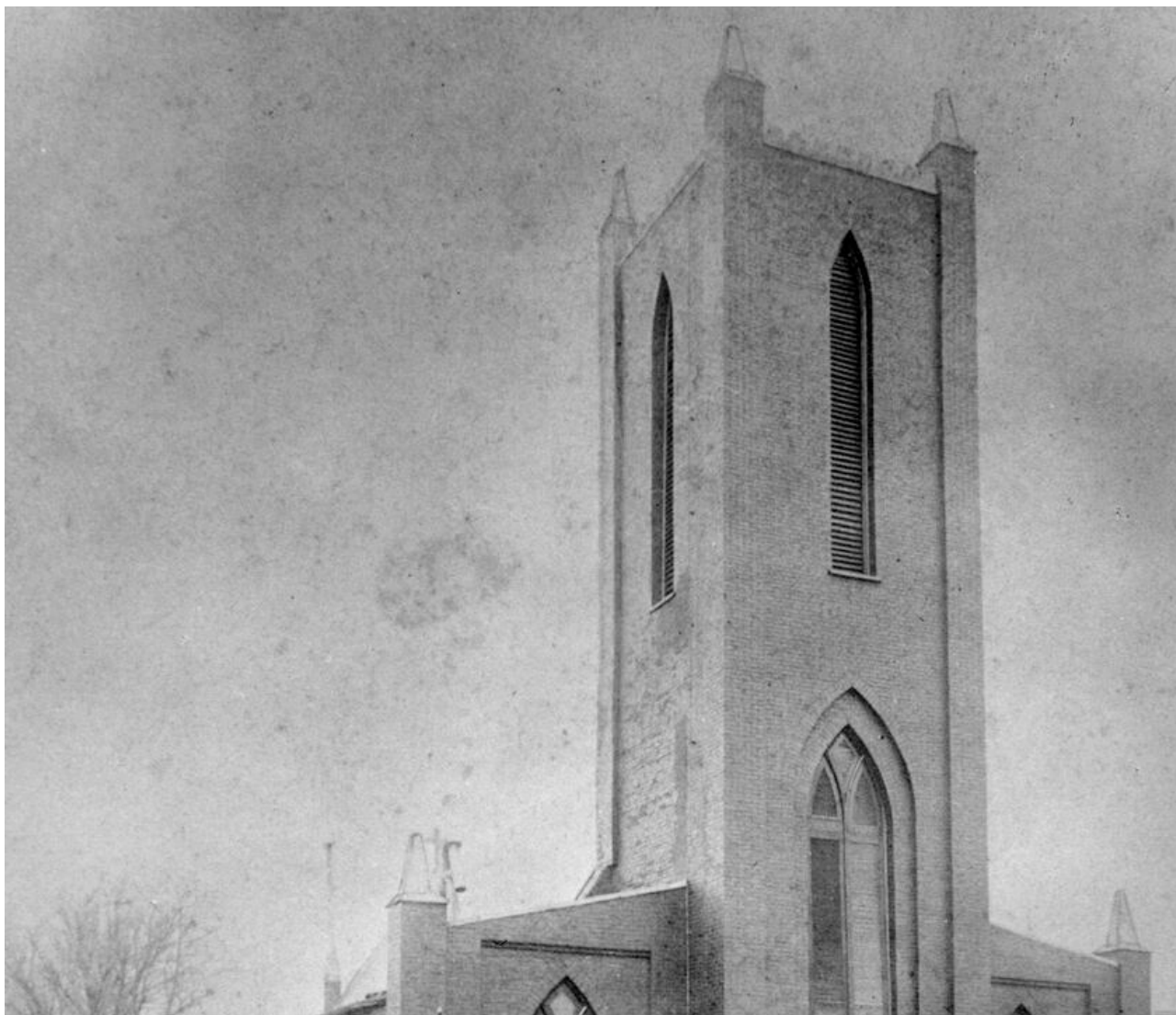
St. Paul's Episcopal Church is located at 510 West Main Street. On August 25, 1827, St. Paul's was founded by Reverend James Hervey Otey at the 2nd Avenue Masonic Hall, where the congregation met until construction of its current building was completed in 1834. The oldest Episcopal Church west of the 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.

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.



[St. Paul's Episcopal Church](#) | Image of St. Paul's Episcopal Church.



[St. Paul's Episcopal Church](#) | Image of children standing in front of St. Paul's.



Untitled



Untitled

Metadata

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CITATION INFO

“Antebellum Churches: St. Paul's Episcopal Church,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/21>.

Antebellum Churches: Wiley Methodist Episcopal Church



Wiley Memorial Methodist Church, 1868 to 1945

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.

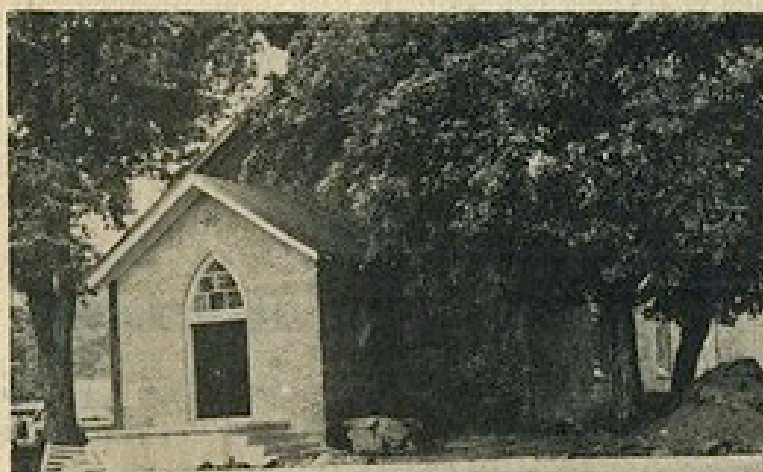
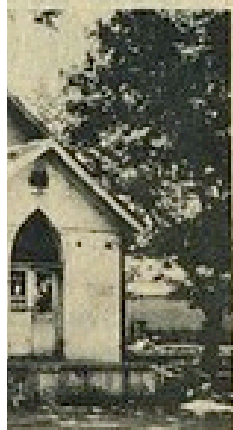
The building still exists and the inscription on the cornerstone reads “Wiley Memorial M.E. Church”. It is currently the Pull-Tight Players Theatre where the Pull-Tight Players have provided community theater for over 50 years.

To learn more about the Pull Tight Players Theatre and more history about the site please visit [here](#).



[Wiley Memorial Methodist Church, 1868 to 1945](#) | Image of people standing in front of the Wiley Memorial Methodist Church.

FRANKLIN, TENNESSEE 37064, THURSDAY, SEPTEMBER 19, 1974



WILLIAMSON COUNTY HISTORICAL SOCIETY

GROCERY—AN ANTIQUE SHOP—The two pictures
 information of the grocery store on Second
 g to be used as the Maple Fox, an antique
 own after the small sheds were removed but

before the brick was pointed up and work done by
 John Sloan of Brentwood and Mrs. Wesley Dyke
 shop which is expected to open in late October
 contractors for the work. The building was originally

[Newspaper Clipping about the Wiley A.M.E.](#) | The clipping discusses the transformation of the building over the years. Published September 19, 1974.

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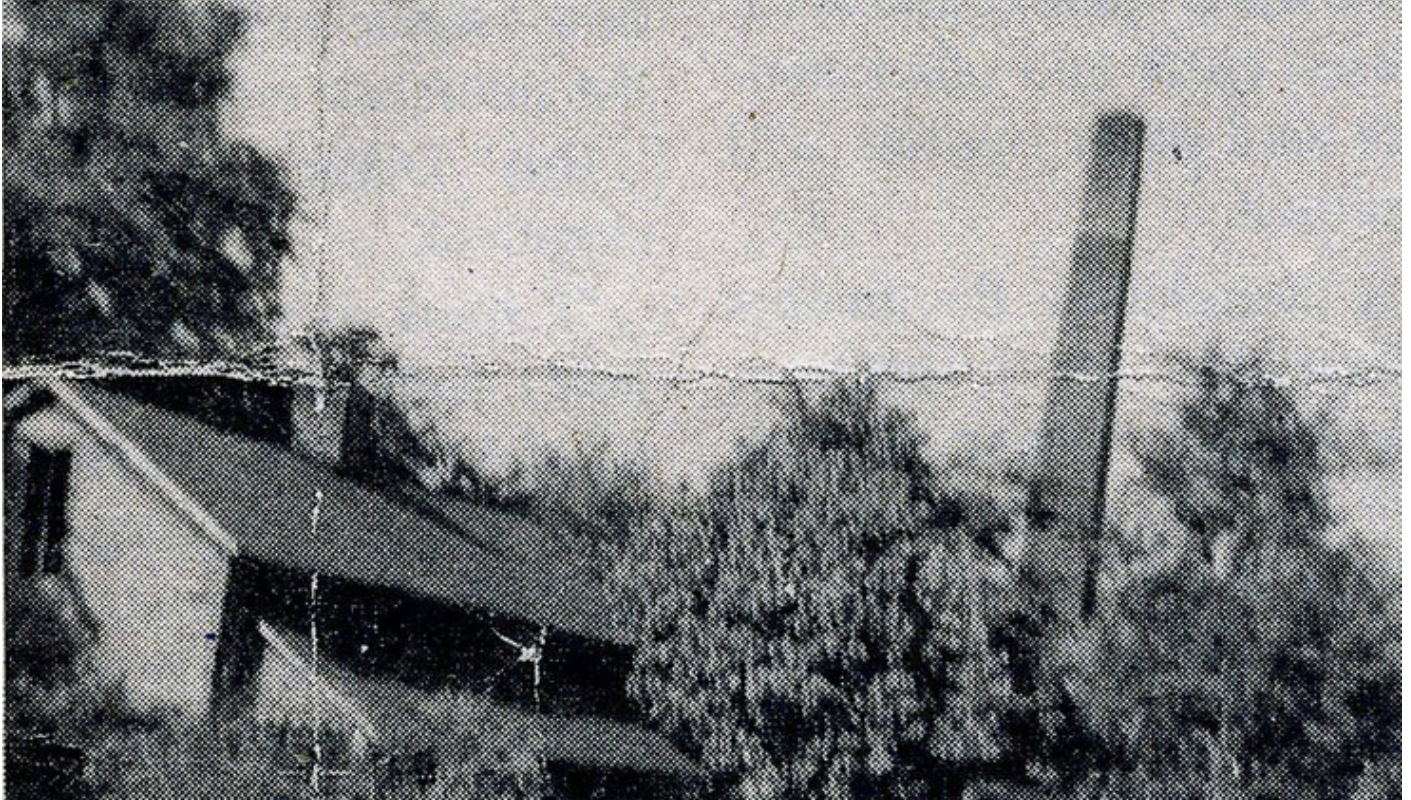
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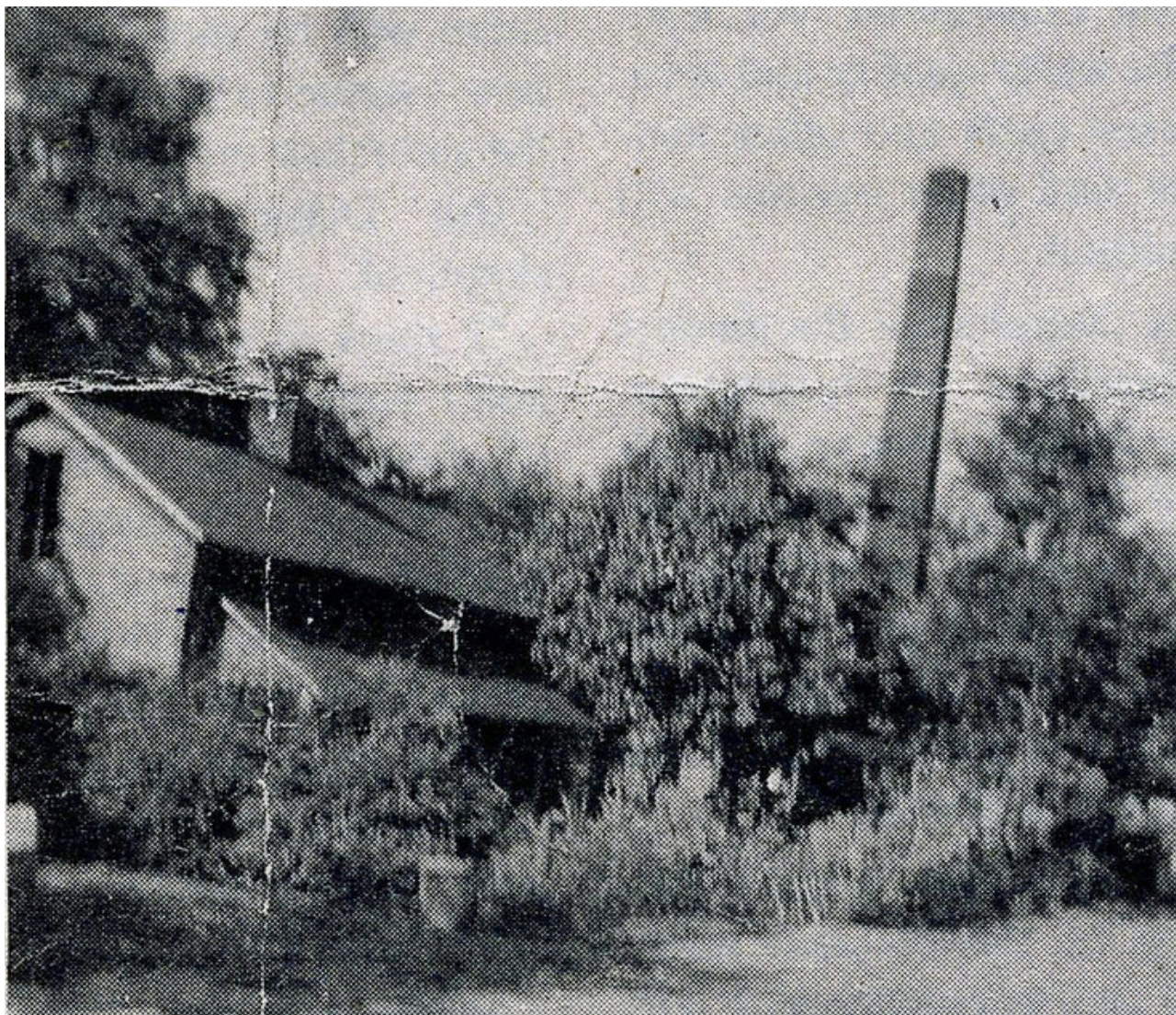
“Antebellum Churches: Wiley Methodist Episcopal Church,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/22>.

Bucket of Blood Neighborhood



Inside the Bucket of Blood

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.



Inside the Bucket of Blood | Image of children in front of a home in the Bucket of Blood Neighborhood



[Aerial Image, 1950](#) | Aerial Image featuring the Bucket of Blood Neighborhood, 1950.

Metadata

RELATED RESOURCES

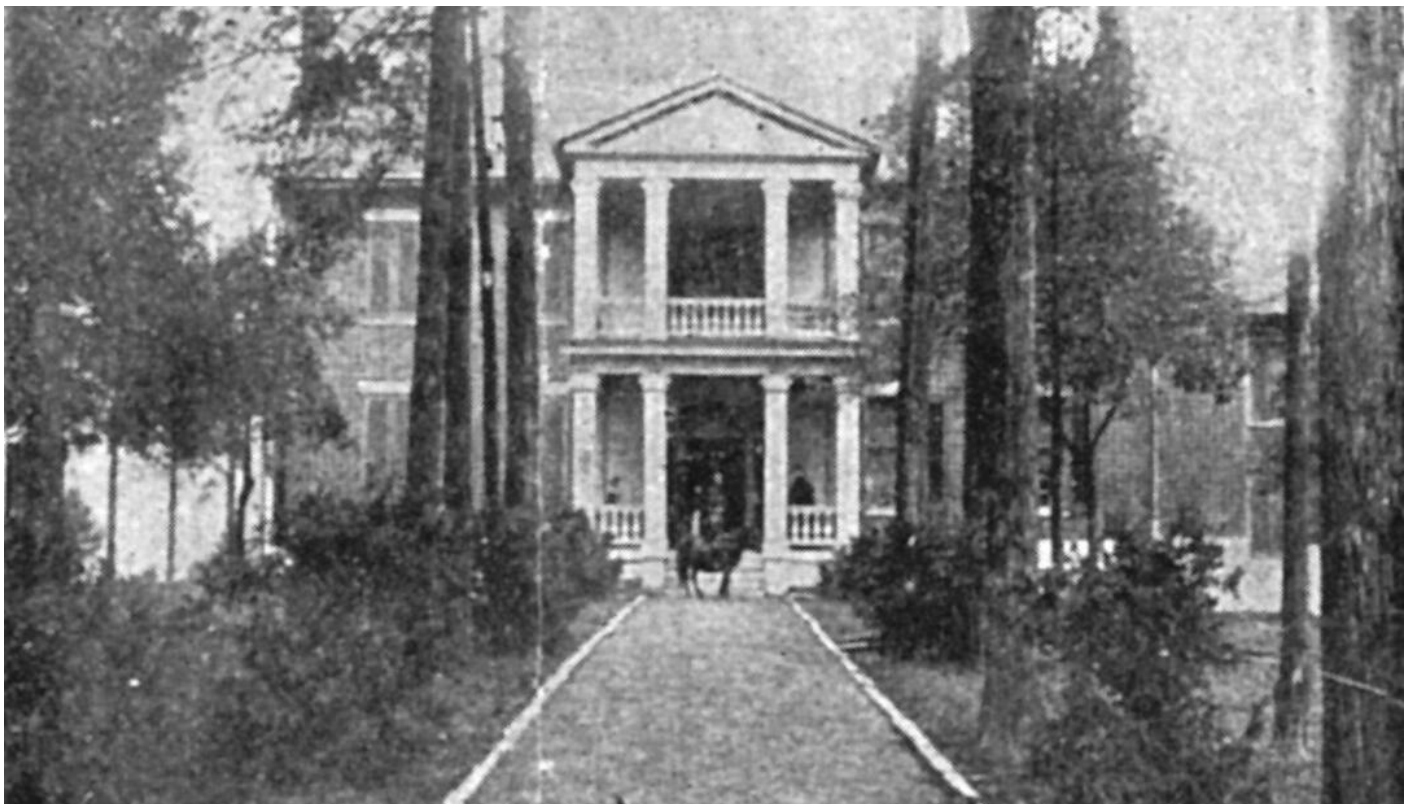
This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Bucket of Blood Neighborhood,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/28>.

Carnton and the Eastern Flank Battlefield Park

The Battle of Franklin at Carnton



[Carnton](#)

Audio

[*Historic Parks Audio Tour Stop #10 Eastern Flank Battle Park*](#) | This audio is the original recording for the Historic Parks Audio Tour.

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

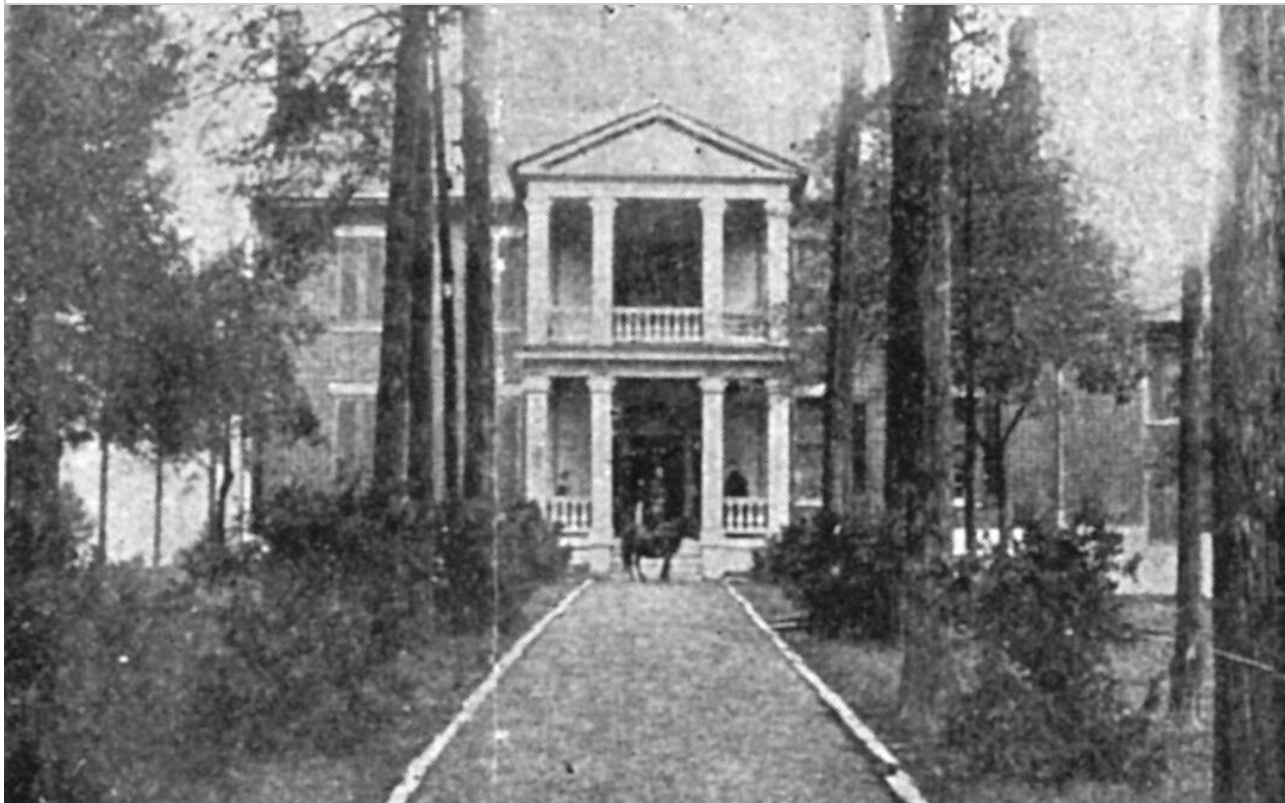
you?’ After a moment’s reflection, I replied: ‘Colonel, you know that it is not within my province to control such a matter. I only wish it were, for you justly deserve promotion, which you know I would cheerfully grant.’

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.



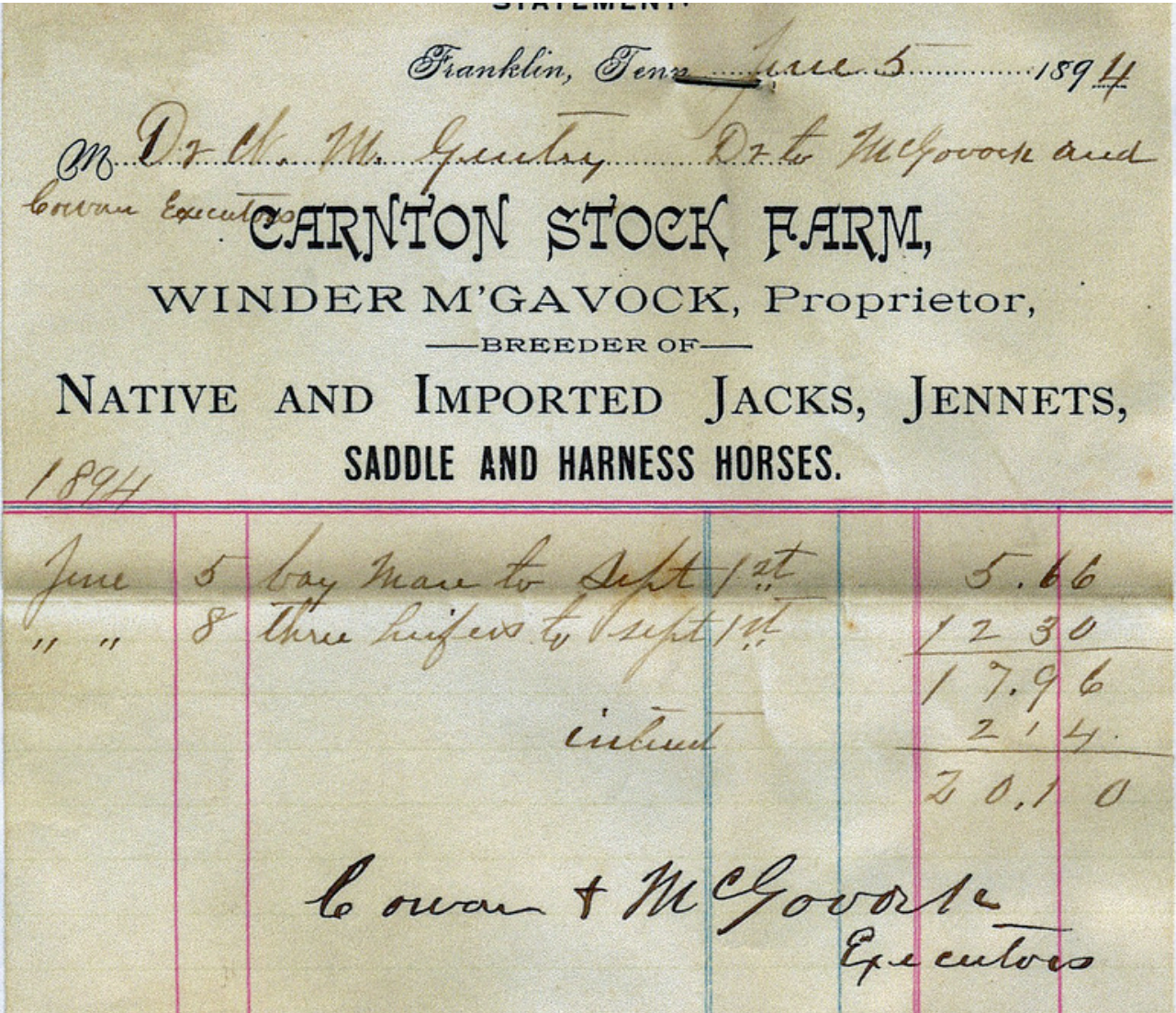
Carnton Slave Cabin during restoration in 1990



Carnton and Wing | Child standing in the doorway at Carnton.



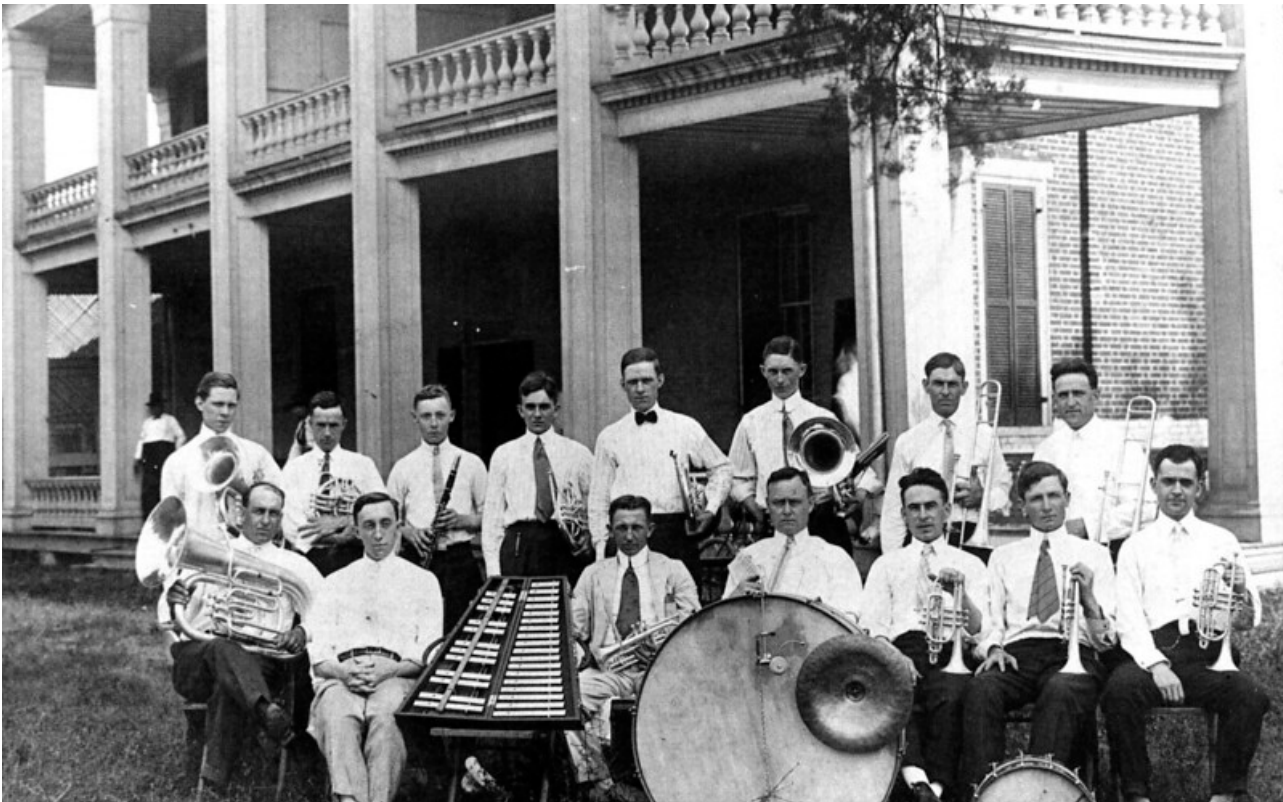
Carnton Porch ca. 1900



[Carnton Stock Farm Receipt](#) | Carnton Stock Farm Receipt dated 1894



Carnton during the 2010 Flood | Image of Carnton surrounded by flood waters during the historic flooding event of May 2010.



Franklin Band at Carnton, 1914

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Carnton and the Eastern Flank Battlefield Park,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/7>.

Carter Hill

Lotz House, Carter House, and the Confederate Assault



[View from Carter's Hill, ca. 1883](#)

Audio

[2012 Audio Tour: Assault on the Cotton Gin](#) | This audio is the original recording for the

Historic Parks Audio Tour in 2012.

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 worst of the fighting ended around 7:00 pm while a confederate division on the other side of the Carter house fought from 7:00 pm till 9:00pm.

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.



[View from Carter's Hill, ca. 1883](#) | View of the Town of Franklin from Carter's Hill, ca. 1883



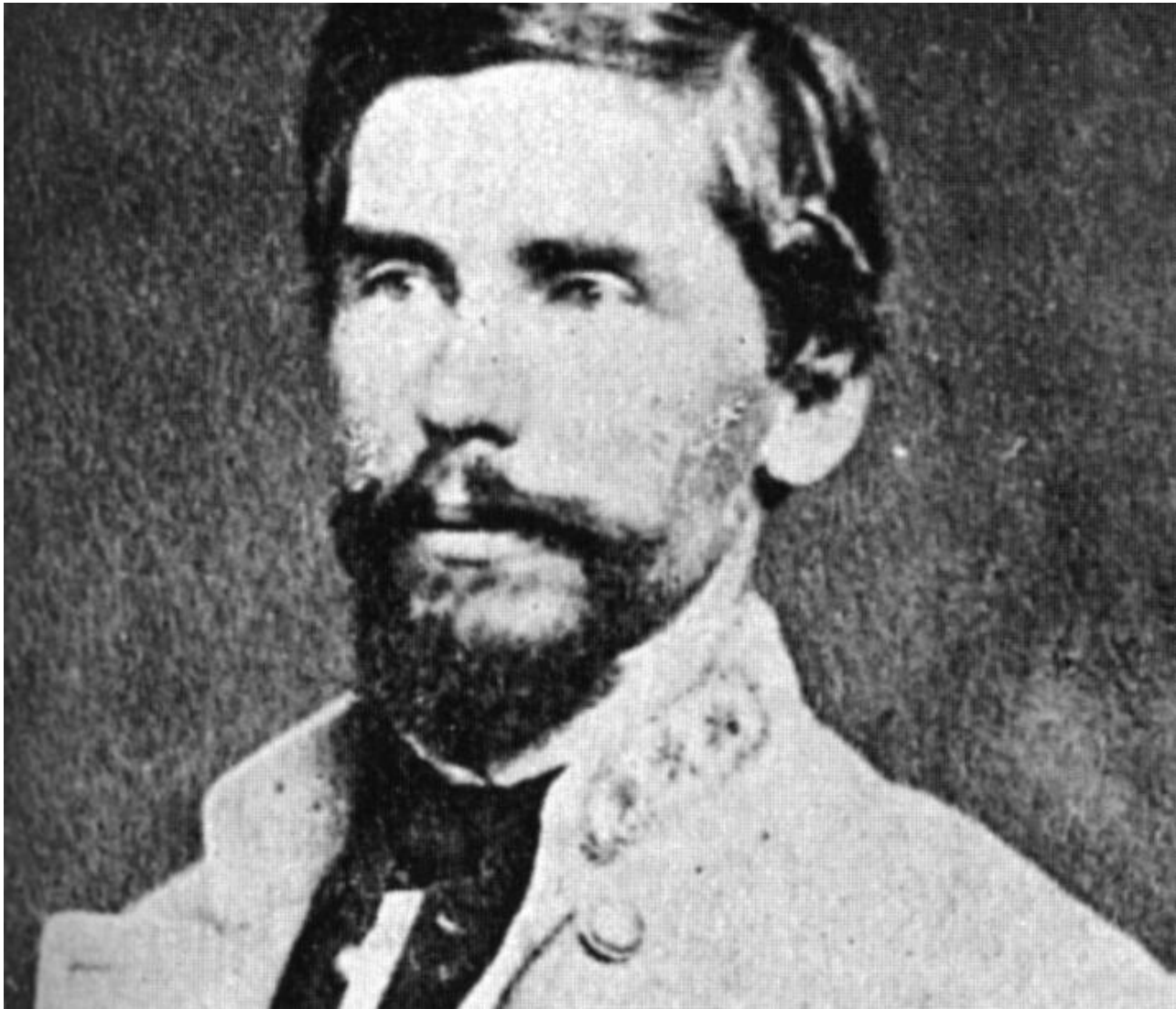
[Cotton Gin](#) | Image of the Cotton Gin



[Lotz House](#) | Image of the Lotz House.



[Carter House](#) | Image of the Carter House



General Cleburne



Aerial View of Cotton Gin Site in 2013

[Cotton Gin Site in 2013](#) | This aerial image shows the remarkable transformation and battlefield reclamation efforts. The commercial development was purchased and land cleared to make way for Carter's Hill Park.

4941"	329	4612	Burton Glass	2	B. G.	2760	1500
4814"	321	4493	Frank Taylor	2	F. T.	2695	1104
4883	292	4091	Jo. Davis	2	Jo. D.	2454	2176
1969	131	1838	Martha Thompson	1	M. T.	1102	1102
3624	242	3382	Tom Maury	2	T. M.	2029	2029
4540	303	4237	Isaac Carter	2	I. Carter	2542	2264
1470	98	1372	Jesse Andrews	1	J. A.	823	840
685	46	639	Ed. Perkins	1	P. C. & G.	383	400
		502	Isaac Carter			16607	10915
		210	Burton Glass			10813	11415
480	Isaac Carter		Bag \$0.98			5692	yet due
1249	Burton Glass		Bag \$2.52	1	B. G. + I. C.		
1081	Frank Taylor						
490	Jo. Davis			1	F. T. + Jo. D.		

The above tabular statement will show the gross weight, toll, and net weight of cotton belonging to each person - the number of Bales.

An Account of the Cotton Gin | This is an account of the Carter Cotton Gin.



Todd Carter



[Matilda Lotz](#) | Image of Matilda Lotz at the age of 16.



Fountain B. Carter



Historic Image of the Carter House



Painting of the Lotz House ca. 1860 | Painting of the Lotz House ca. 1860

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Carter Hill,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklinton.gov/items/show/17>.

City Cemetery



[City Cemetery](#)

Audio

[2012 Audio Tour: City Cemetery](#) | This audio is the original recording for the Historic Parks Audio Tour from 2012.

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.](#)

i Restoration efforts for both cemeteries are on going.



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

Blaze Burns Grass At Old Cemetery Sunday

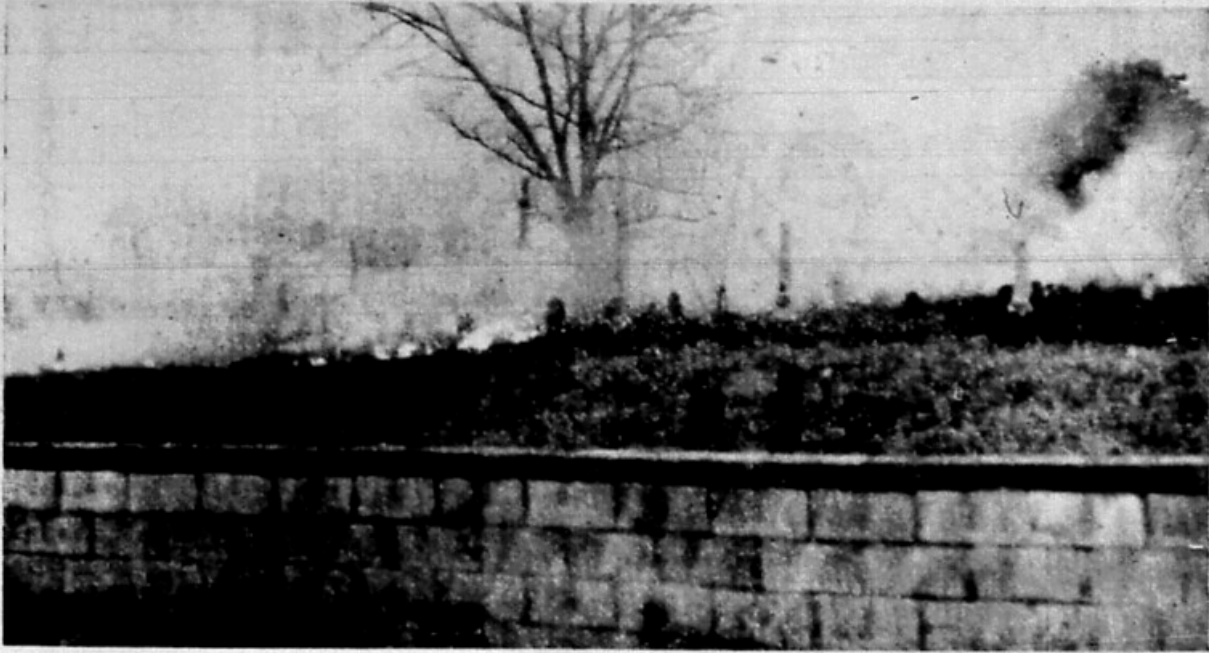


Photo by Marvin Gamble

Shown above is the blaze which burned the grass at the old City Cemetery off Hillsboro Road Sunday afternoon. City firemen did not at-

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



Untitled

order from General Sherman, I stationed detachments of the 10th Reg. in V. S., at five different points on the line between Nashville and Columbia, and established my headquarters in a grove near Franklin. On the 10th of that month my headquarters, who is a practitioner of unimpaired character for truth, and whose statement is accepted, reported to me that the graves of Union soldiers had been widely trampled upon and desecrated. I immediately ordered him to detail a collected number of men for the purpose, and drive up well and the graves, which order he reported to me on the next day he had executed. On the same day I learned through another source, which I have in entirely reliable, that breaches were seen in the cemetery surrounding the graves of which soldiers with beautiful shields and flowers, and in the same time dancing or playing merrily around and over the mortal remains of Union soldiers. This information entirely excited my indignation—my grief.

On Saturday, the 17th, with a view to the safety of my command and a more efficient discharge of my duties, I marched

Columbia. He directed that I should detail men and nothing to the reg. and tend the graves. The next morning, May 18th, the graves were trampled upon and put in jeopardy for nothing. (There were then soldiers there) and that same night Col. Sherman, informed the citizens publicly, that such outrages should not be again committed with impunity.

General Sherman,
Supt. May 18th Regiment

**A Passage in the North Congress—A
Statement to the Press (Sherman)**

The Press (Sherman) has the singular honor to present what it calls an extraordinary session of the National Congress. It will be noticed that in the matter of Union the (Sherman) is somewhat ahead of the whole, who have not yet reached on a creation of harmony, otherwise the report is not unlike many which we have read in the rebel journals.

The very which things are taking in America being such as not to be gathered once in a while, the Congress of Richmond was assembled for a meeting on

Untitled

Metadata

RELATED RESOURCES

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CITATION INFO

“City Cemetery,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklinton.gov/items/show/11>.

Collin's Farm

Collin's Farm



[Collin's Farm 1900s](#)

Audio

[2012 Audio Tour: Collins' Farm](#) | This audio is the original recording for the Historic Parks Audio Tour from 2012.

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.

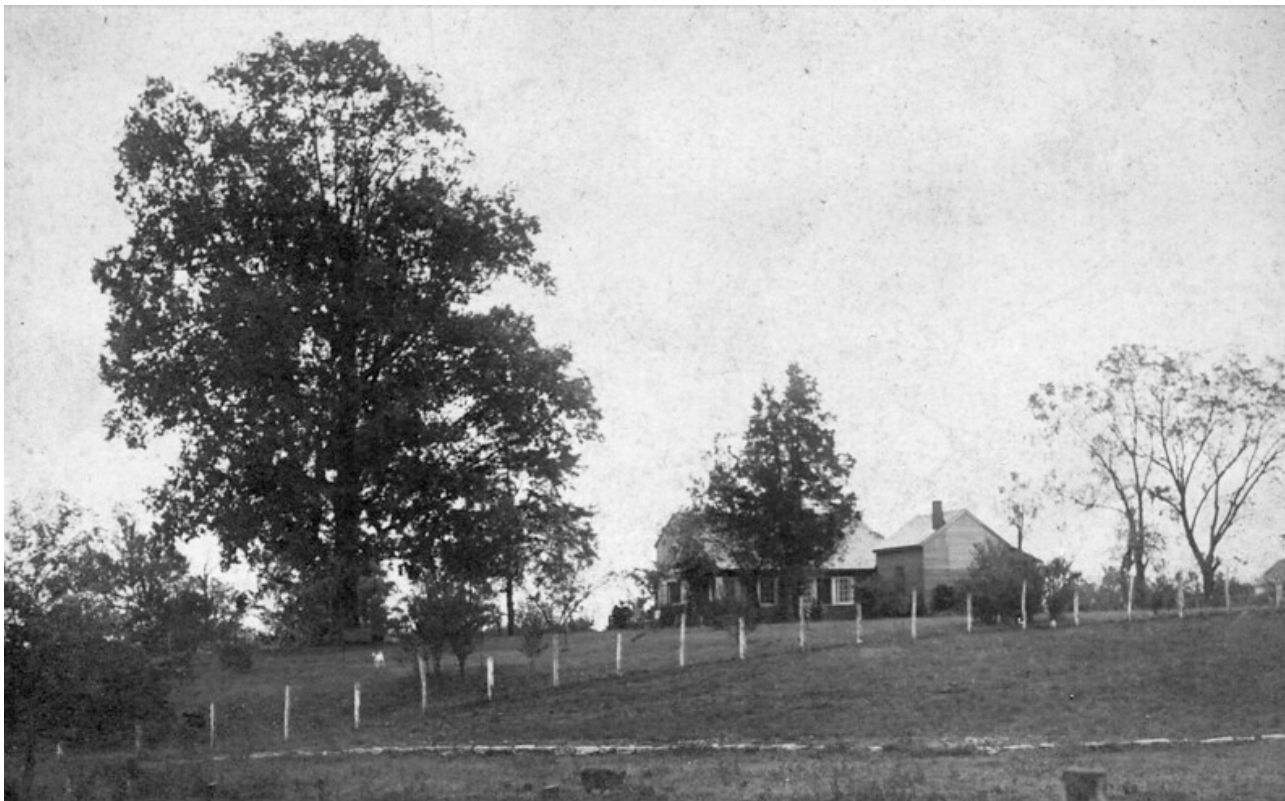
In 1867, William Collins purchased this three-and-a-half-acre plot of land from John McGavock. The farmhouse which stands today was built by Collins, and he resided here with his family as the war faded into the past.

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

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

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

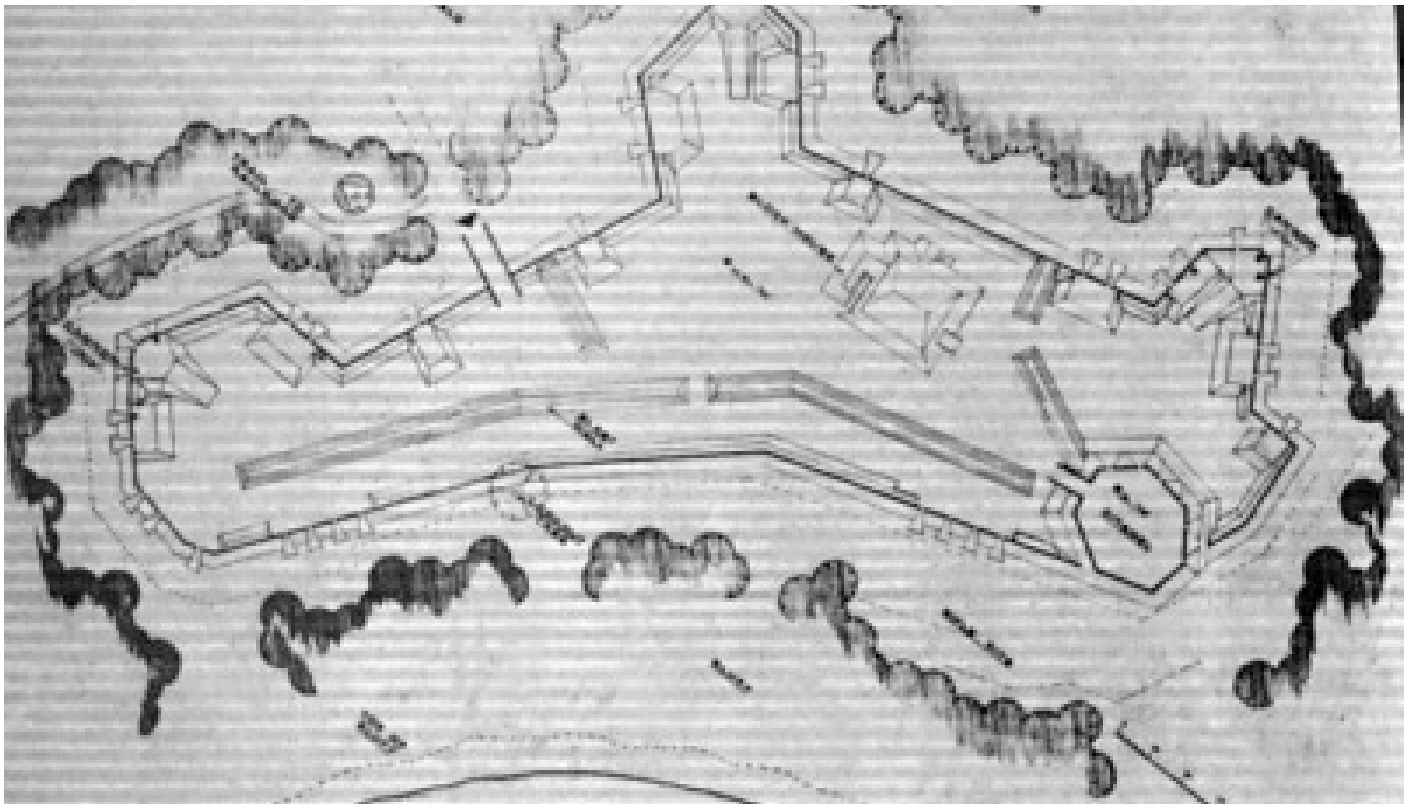
[Collin's Farm](#)

CITATION INFO

"Collin's Farm," *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/8>.

Fort Granger

An important fortification
to the North of Franklin



[Map of Fort Granger](#)

Audio

[2012 Audio Tour: Fort Granger and Roper's Knob](#) | This audio is the original recording

for the Historic Parks Audio Tour from 2012.

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.

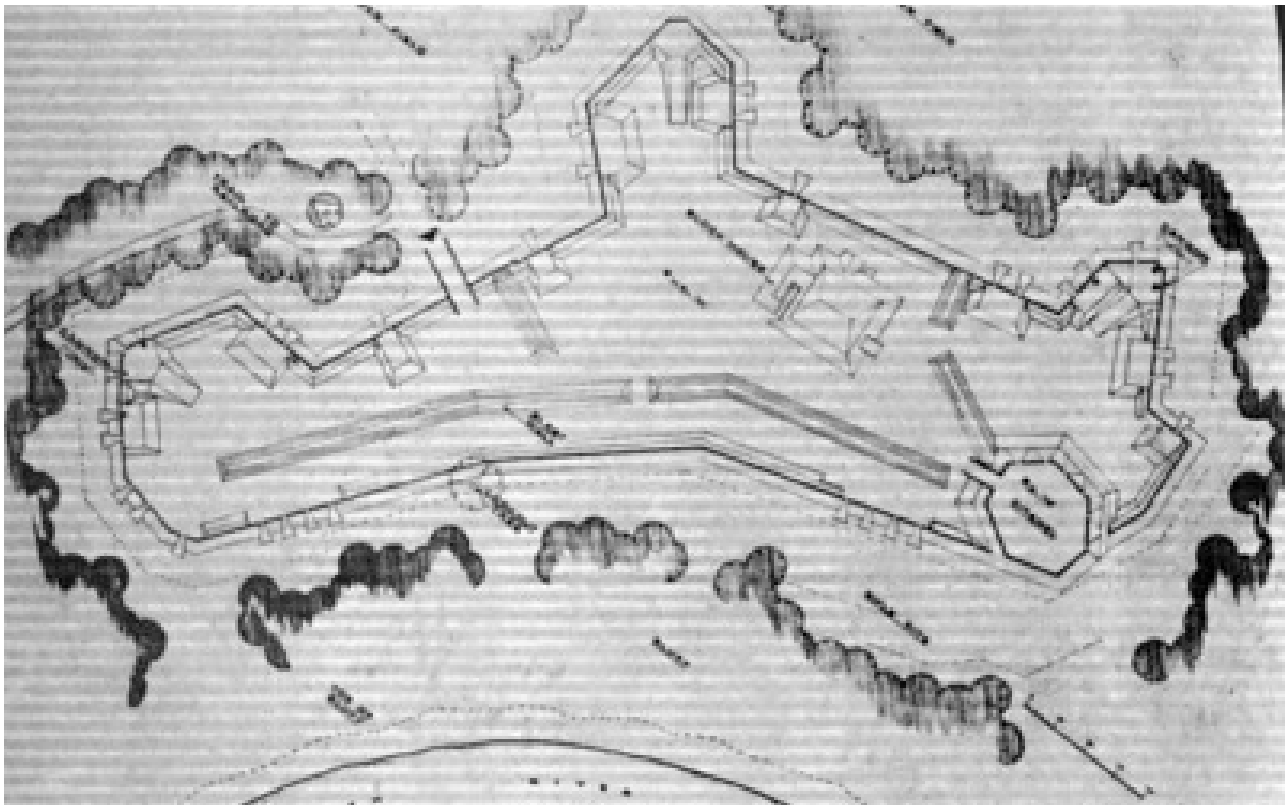
During the Battle of Franklin, the fort was revived to serve as US Major General John M. Schofield's command post. Also, several Federal troop batteries and infantry regiments were stationed around the fort. It has been reported that an Ohio battery armed with three-inch ordinance artillery lobbed over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

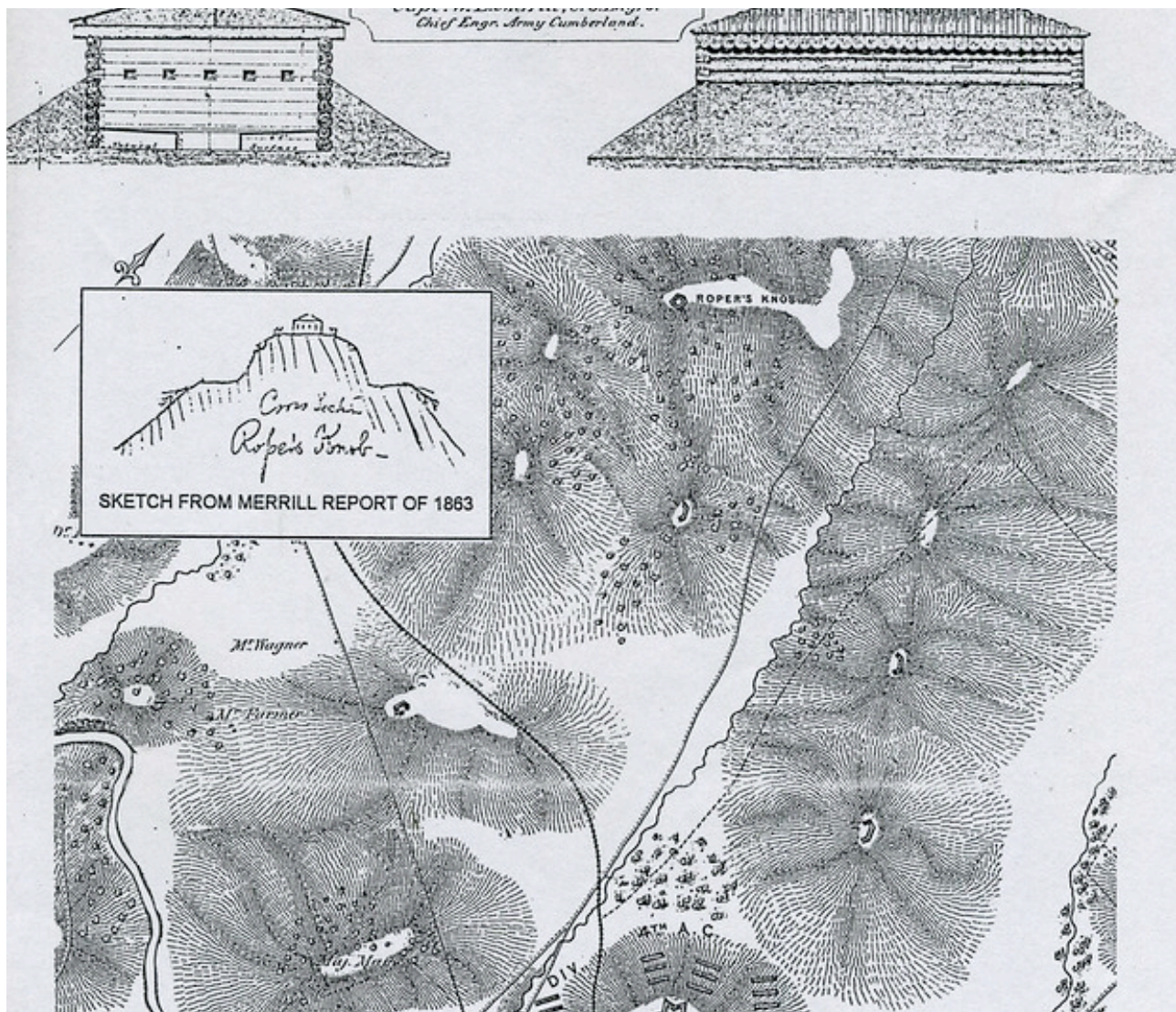
Although Roper's Knob was not occupied at the time of the Battle of Franklin, it played a very important role in the Civil War. Located centrally, Roper's Knob was consistently used as a signal station and observation post by Federal troops throughout the war and was a key communications link between 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.

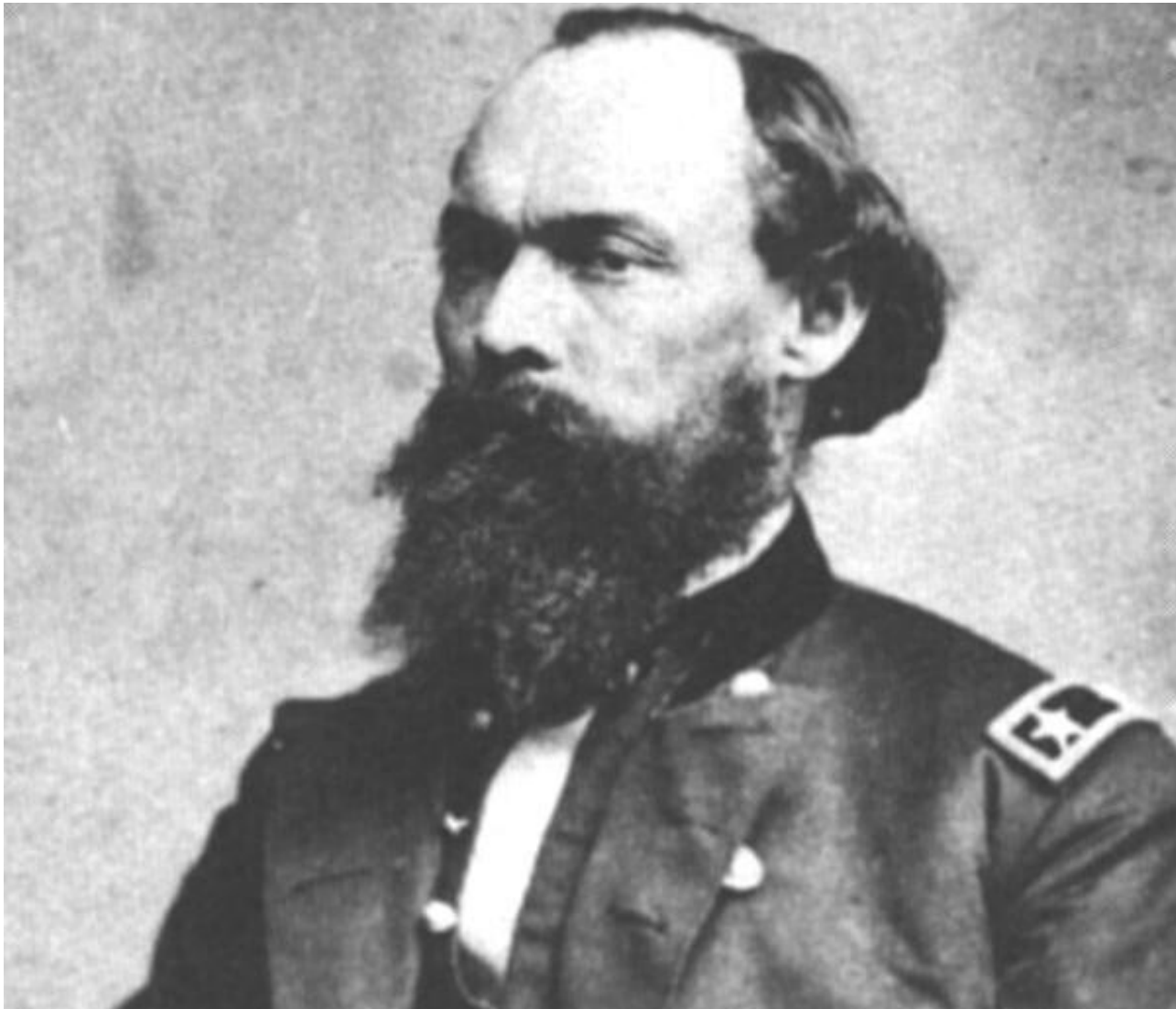
i The City of Franklin has acquired the land to the South of Roper's Knob. The State owns the land on top of Roper's Knob.



[Map of Fort Granger](#) | Fort Granger was built on Figure's Bluff



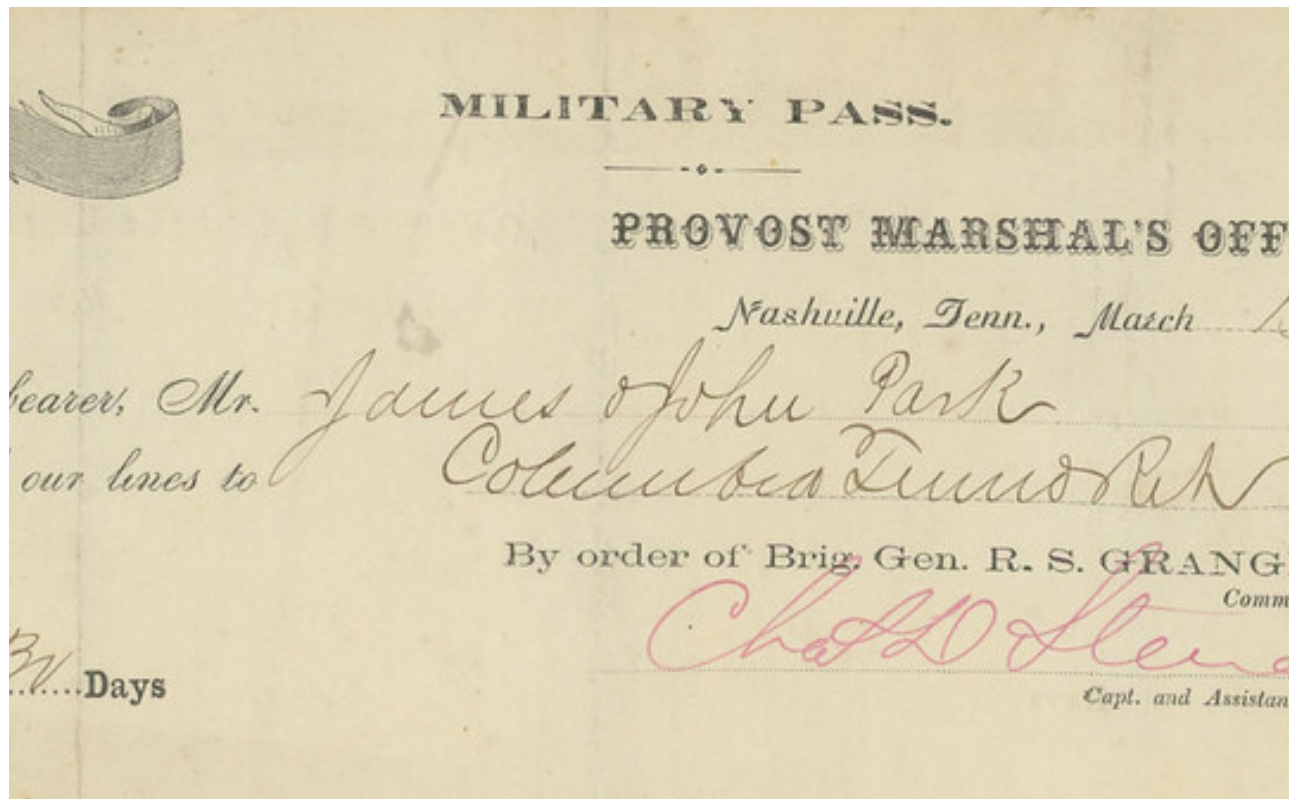
[Battlefield Map](#) | Map of the Battlefield North of Franklin



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



1917 View from Ft. Granger | A view from atop Fort Granger in 1917.



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Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

OFFICIAL WEBSITE

[Fort Granger Park](#)

CITATION INFO

“Fort Granger,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklintn.gov/items/show/12>.

Harlinsdale Farm

Civil War History



[1950s Aerial Image](#)

Audio

[2012 Audio Tour: The Park at Harlinsdale](#) | This audio is the original recording for the Historic Parks Audio Tour from 2012.

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. Chalmer'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

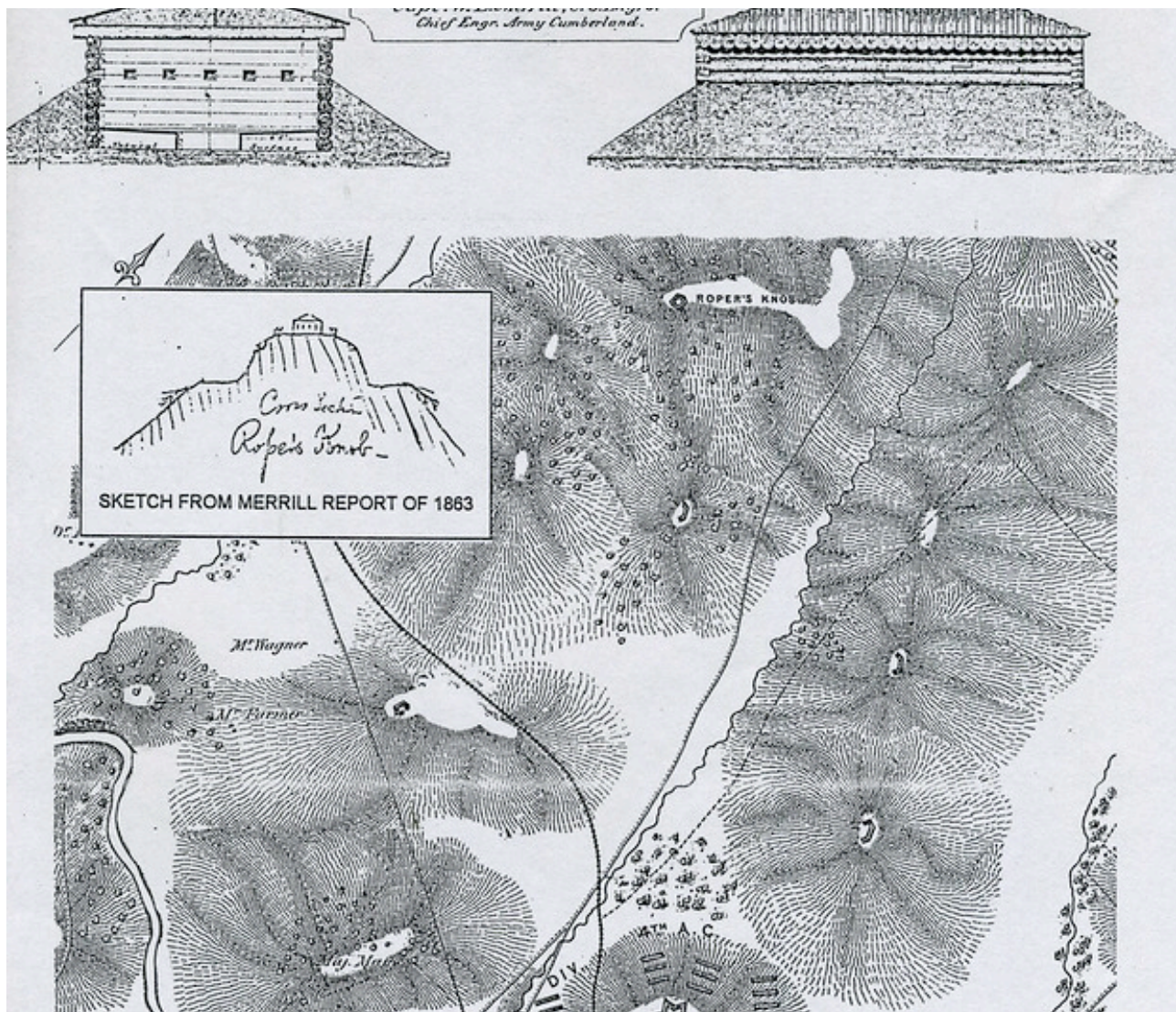
Chef Factory



[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

RELATED RESOURCES

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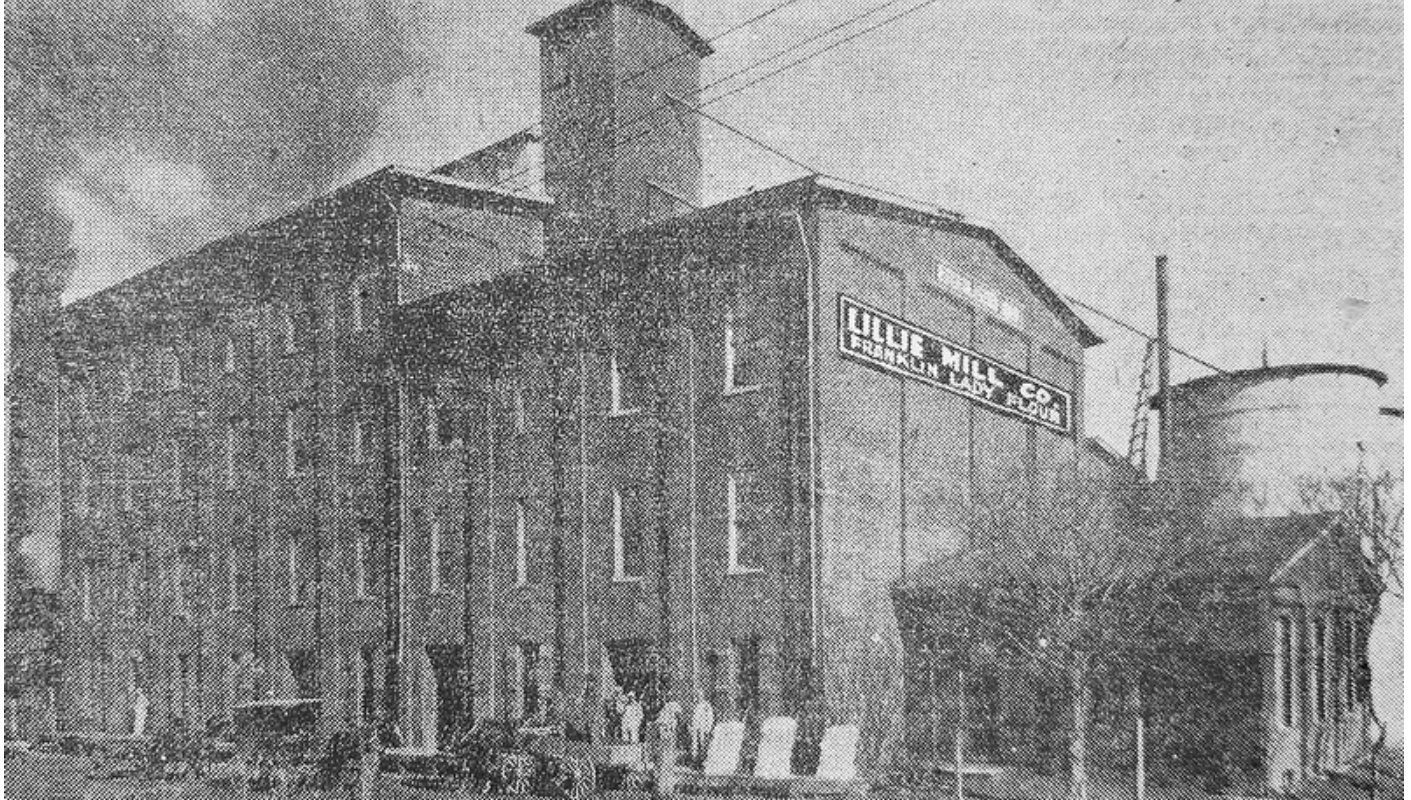
OFFICIAL WEBSITE

[The Park At Harlinsdale Farm](#)

CITATION INFO

“Harlinsdale Farm,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklintn.gov/items/show/14>.

Lillie Mills



[Lillie Mills, 1925](#)

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

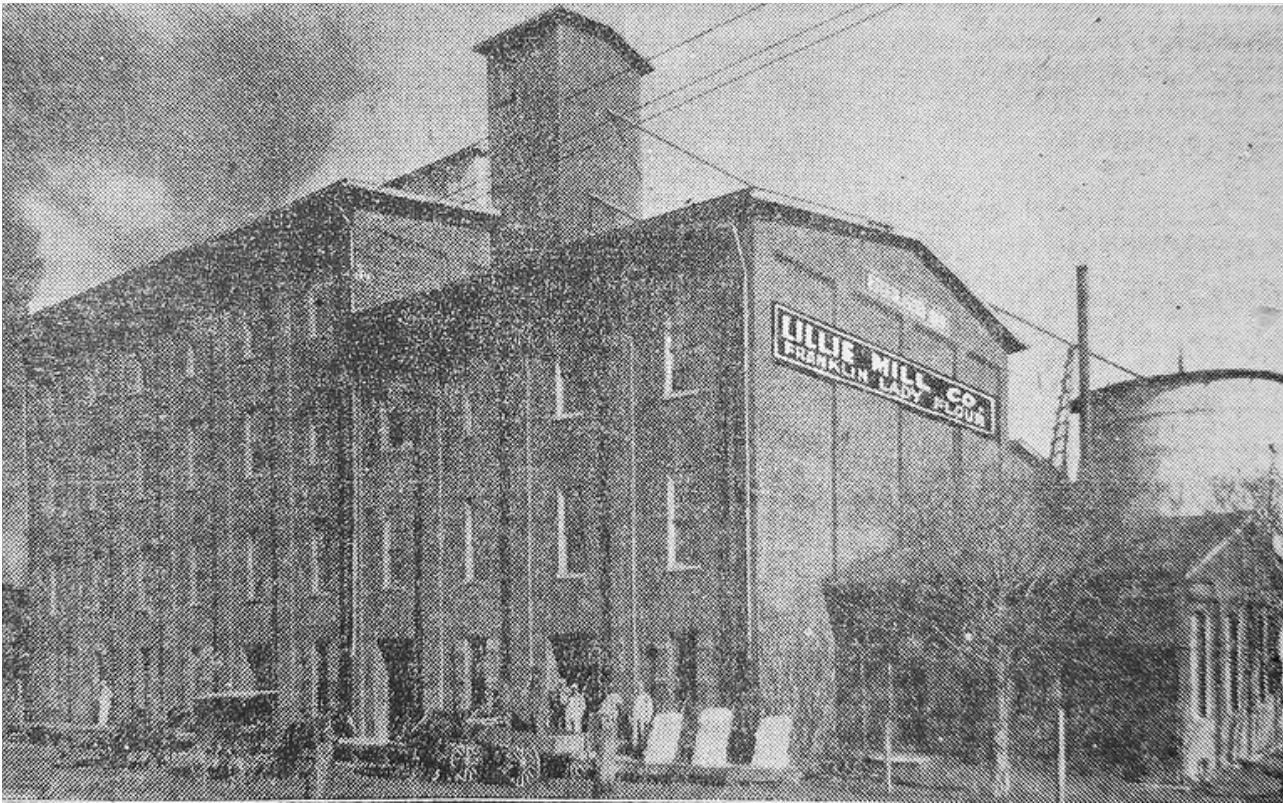
Brigadier General David Stanley to prevent it from supplying the Confederates.

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.

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



[Lillie Mills, 1925](#) | Image of the Lillie Mills, ca. 1925



[Lillie Mills Fire, 1958](#) | Image of the fire which destroyed the Lillie Mills in 1958.



[Lillie Mill Receipt, 1899](#) | Image of a receipt of sale from 1899.



[Aerial Image, 1950](#) | Aerial Image featuring the Lillie Mills and Bucket of Blood, 1950.

Metadata

RELATED RESOURCES

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CITATION INFO

“Lillie Mills,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklintn.gov/items/show/27>.

McGavock Confederate Cemetery



[Hand drawn map of McGavock Confederate Cemetery](#)

Audio

[2012 Audio Tour: Eastern Flank Battle Park, Pt. 2](#) | This audio is the original recording for the Historic Parks Audio Tour.

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...



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

A hand-drawn map of the McGavock Confederate Cemetery, organized into a grid with red lines. The map lists states and their corresponding burial counts. The states are arranged in two columns. The left column lists Tennessee (230), Alabama (129), Georgia (69), So. Carolina (51), and Louisiana (18). The right column lists Texas (89), Missouri (130), and Arkansas (104). The word 'Mississippi' is written vertically in the bottom right section, with the number '424' written next to it. A small diamond-shaped symbol is located in the center of the map, between the two columns of states.

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

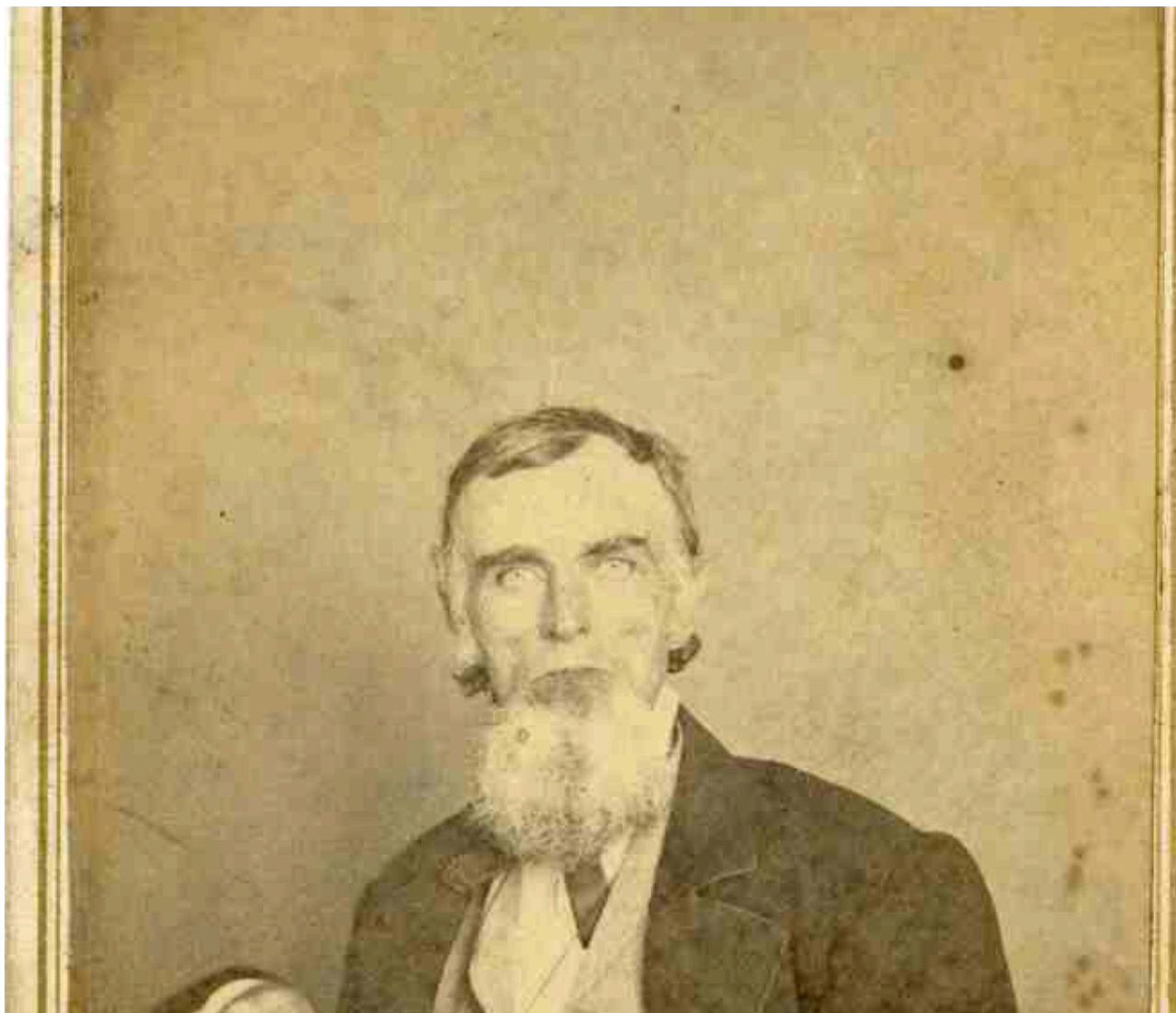
[Hand drawn map of McGavock Confederate Cemetery](#)



[Decoration Day at McGavock Confederate Cemetery](#) | Image of Decoration Day at McGavock Confederate Cemetery.



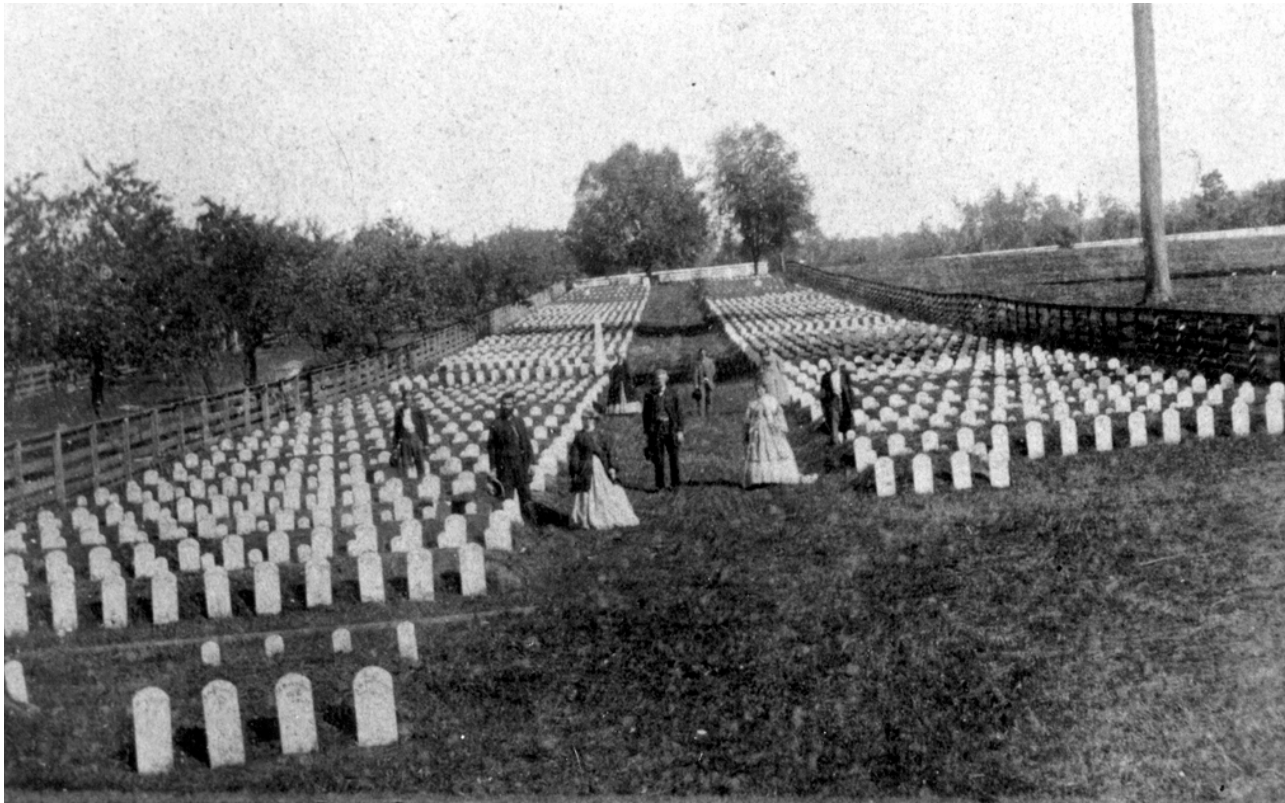
[McGavock Confederate Cemetery](#) | Image of McGavock Confederate Cemetery and Carnton in the background.



[John McGavock](#)



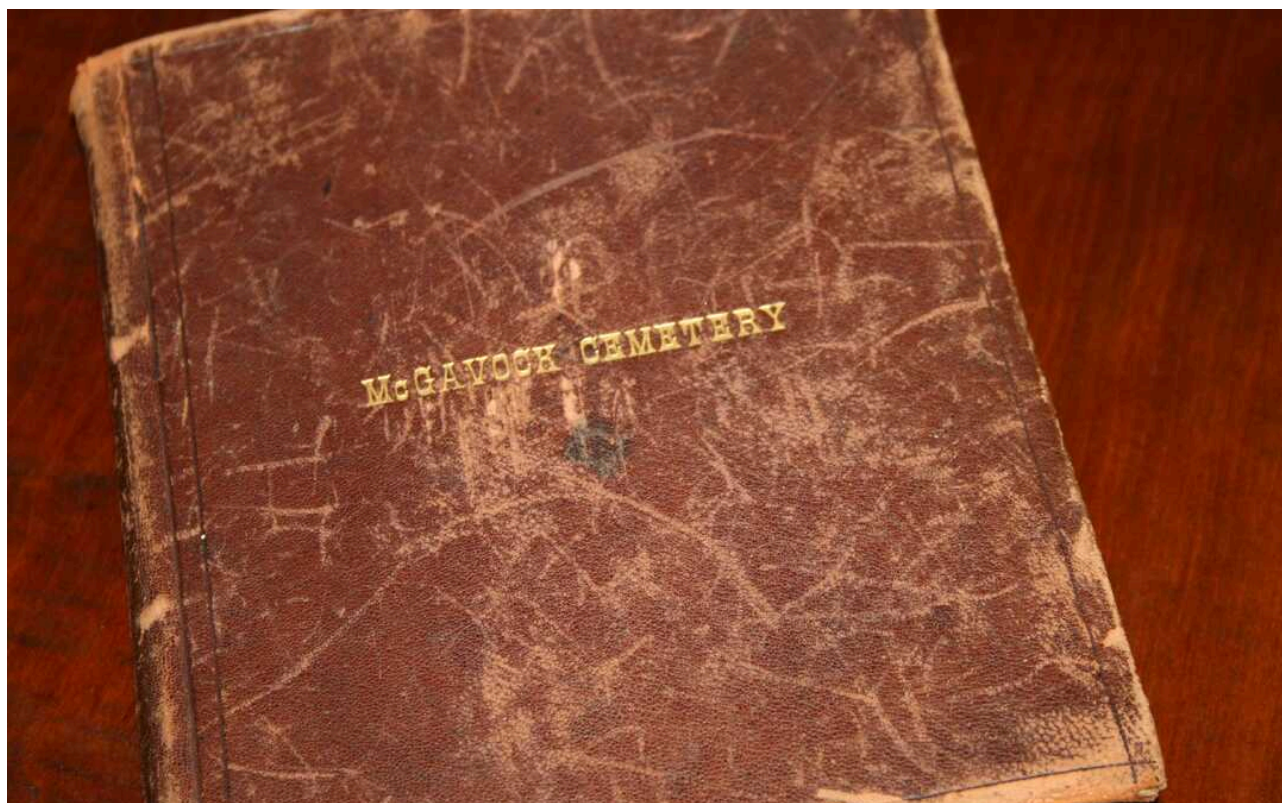
Carrie McGavock



McGavock Family Standing in the Cemetery | Image of the McGavock Family standing in the Cemetery

A. B. Calhoun of Co. L. 1st
 Regiment Louisiana Infantry
 Battle of Big Bay and Long
 Russian River the old
 little ground after more
 than twenty years absence
 he called to pay his re-
 spects and extend his thanks
 for kindnesses shown to
 him and his comrades
 on this trying occa-
 sion. His home is now
 near Plainboro
 N. J. Oct 6th 1898
 Irish La.

[The Book of Dead](#) | Image of the handwritten Book of Dead.



[Book of Dead](#) | Image of the exterior of the Book of Dead.

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“McGavock Confederate Cemetery,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/13>.

Rest Haven Cemetery



[Entrance to Rest Haven Cemetery](#)

Audio

[2012 Audio Tour: Rest Haven Cemetery, 4th Ave. North](#) | This audio is the original recording for the Historic Parks Audio Tour created in 2012.

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.



[Entrance to Rest Haven Cemetery](#) | Image of the Historic Marker at the entrance to Rest Haven Cemetery on Fourth Avenue North.



[Rest Haven Cemetery Stone Walls](#) | Image of the Dry Stack stone walls surrounding the Rest Haven Cemetery.



[Entrance to Rest Haven Cemetery](#) | Image of the stone columns flanking the entrance to Rest Haven Cemetery off of Fourth Avenue North.

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Rest Haven Cemetery,” *Franklin Stories*, accessed February 16, 2026, <https://franklinstories.franklintn.gov/items/show/50>.

Roper's Knob

An important signal station to the north of Franklin.



[Roper's Knob behind the Square](#)

Audio

[2012 Audio Tour: Fort Granger & Ropers Knob](#) | This audio is the original recording for

the Historic Parks Audio Tour in 2012.

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.

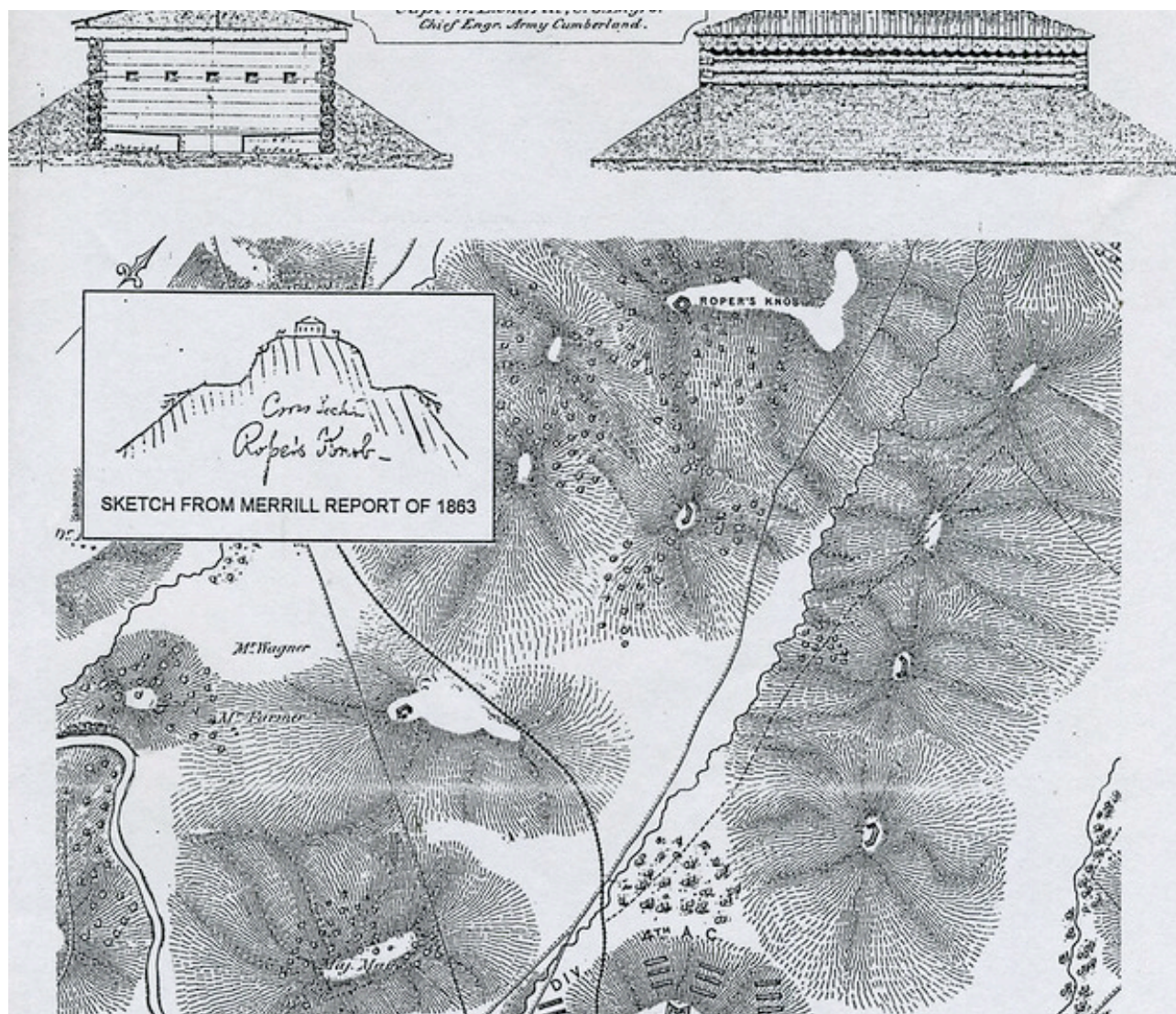
Although Roper's Knob was not occupied at the time of the Battle of Franklin, it played a very important role in the Civil War. Located centrally, Roper's Knob was consistently used as a signal station and observation post by Federal troops throughout the war and was a key communications link between 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 Land surrounding Roper's Knob was recently acquired by the City of Franklin.



[Roper's Knob behind the Square](#) | Image of the Square featuring Roper's Knob in the distance, year unknown.



[Battlefield Map featuring Roper's Knob](#) | Map of the Franklin Battlefield featuring Roper's Knob and sketches.



[*Roper's Knob*](#) | Image of Roper's Knob, year unknown.

... was named Billy and ...
n what company did Biddix enlist? A. I
I do not think he was in my company or in
you know he served as a soldier? A. He
know but I can't say with what regiment no
worn in. I can remember that I got sick
nd wheeled me around in a wheel barrow unt
a place called Roper's Knob in Tennessee an
When I got stout I enlisted. Yes, I co

[*Testimony from David Fleming*](#) | This is testimony from David Fleming, who served as a cook for the 113th Ohio, regarding Biddix Haddox's service in the same

regiment.

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Roper's Knob,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklintn.gov/items/show/35>.

Winstead Hill

Winstead Hill and the Harrison House



[View of the Battlefield from Winstead Hill, ca. 1890s](#)

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.

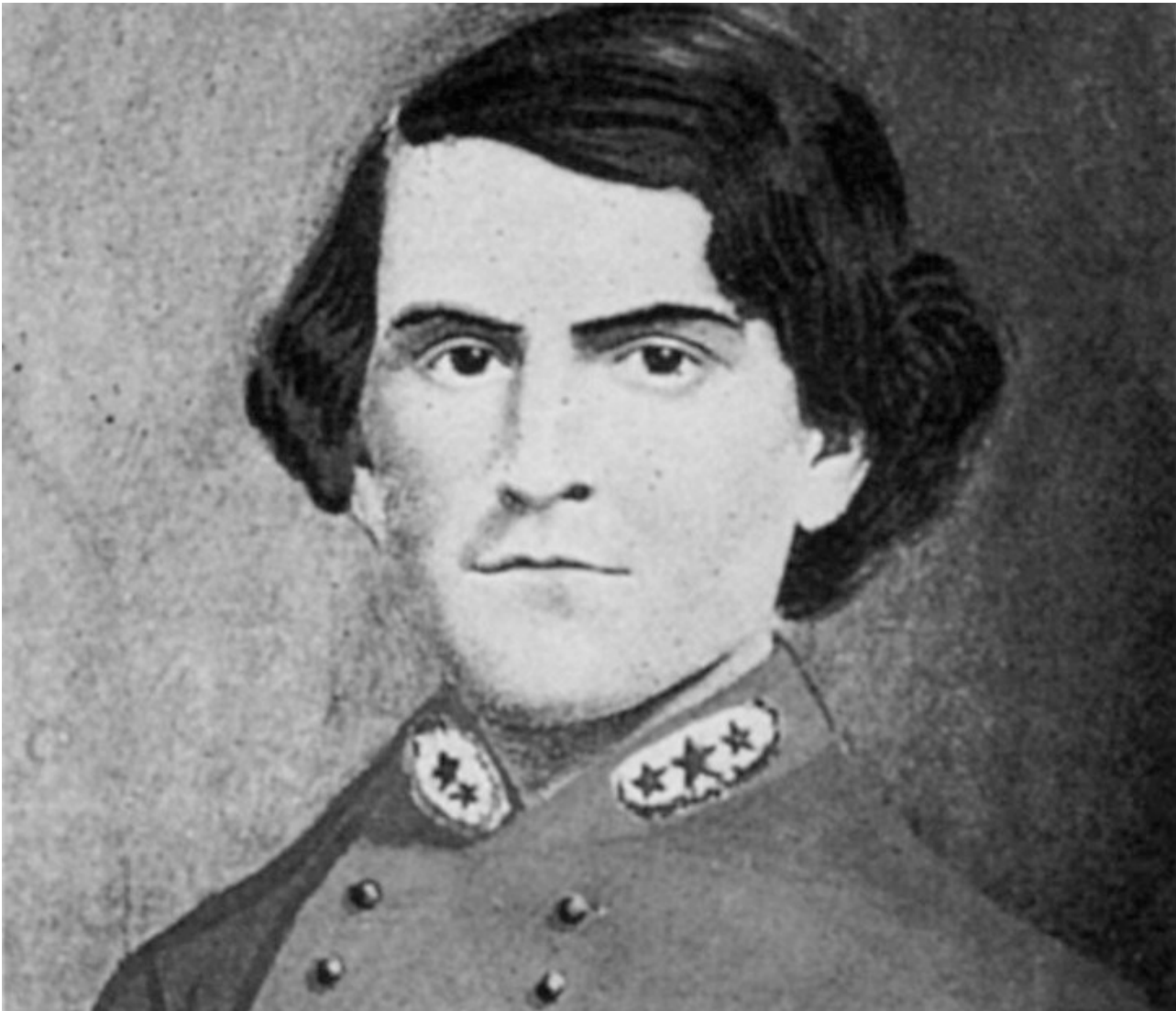
Just south of Winstead Hill Park is a marker about the Harrison House, which is on the National Register of Historic Places and is now a private residence. The brick home was built in 1826 and is Federal and Antebellum in architectural design. The home saw much of the events of the battle unfold in 1864. 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.



[*View of the Battlefield from Winstead Hill, ca. 1890s*](#) | View of the Battlefield from Winstead Hill, ca. 1890s.



The Harrison House



Gen. John C. Carter

Metadata

RELATED RESOURCES

This Audio Tour is made available through the City of Franklin Civil War Historical Commission. Special thanks to the countless hours of volunteerism from many individuals who have served the City to create this Tour.

CITATION INFO

“Winstead Hill,” *Franklin Stories*, accessed February 16, 2026,
<https://franklinstories.franklintn.gov/items/show/16>.



File #: 26-0174

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation

SUBJECT:

Discussion On The Carter Hill Park Expansion And The Proposed Repurposing Of A Portion Of Strahl Street

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the discussion on the Carter Hill Park expansion and the proposed repurposing of a portion of Strahl Street.

BACKGROUND/STAFF COMMENTS:

On September 25, 2025, Franklin's Charge, LLC held a ceremony with community partners to commemorate the demolition of the existing structure located at 1220 Columbia Avenue. Over the past several years, Franklin's Charge has acquired two parcels adjacent to the DePriest property, enabling the expansion of Carter Hill Battlefield Park by an additional 2.2 acres. The attached conceptual plan is intended to serve as a communication tool for discussions with surrounding residents, the broader community, various City commissions, and ultimately the Board of Mayor and Aldermen. A formal resolution will accompany the final concept plan once it is ready for consideration.

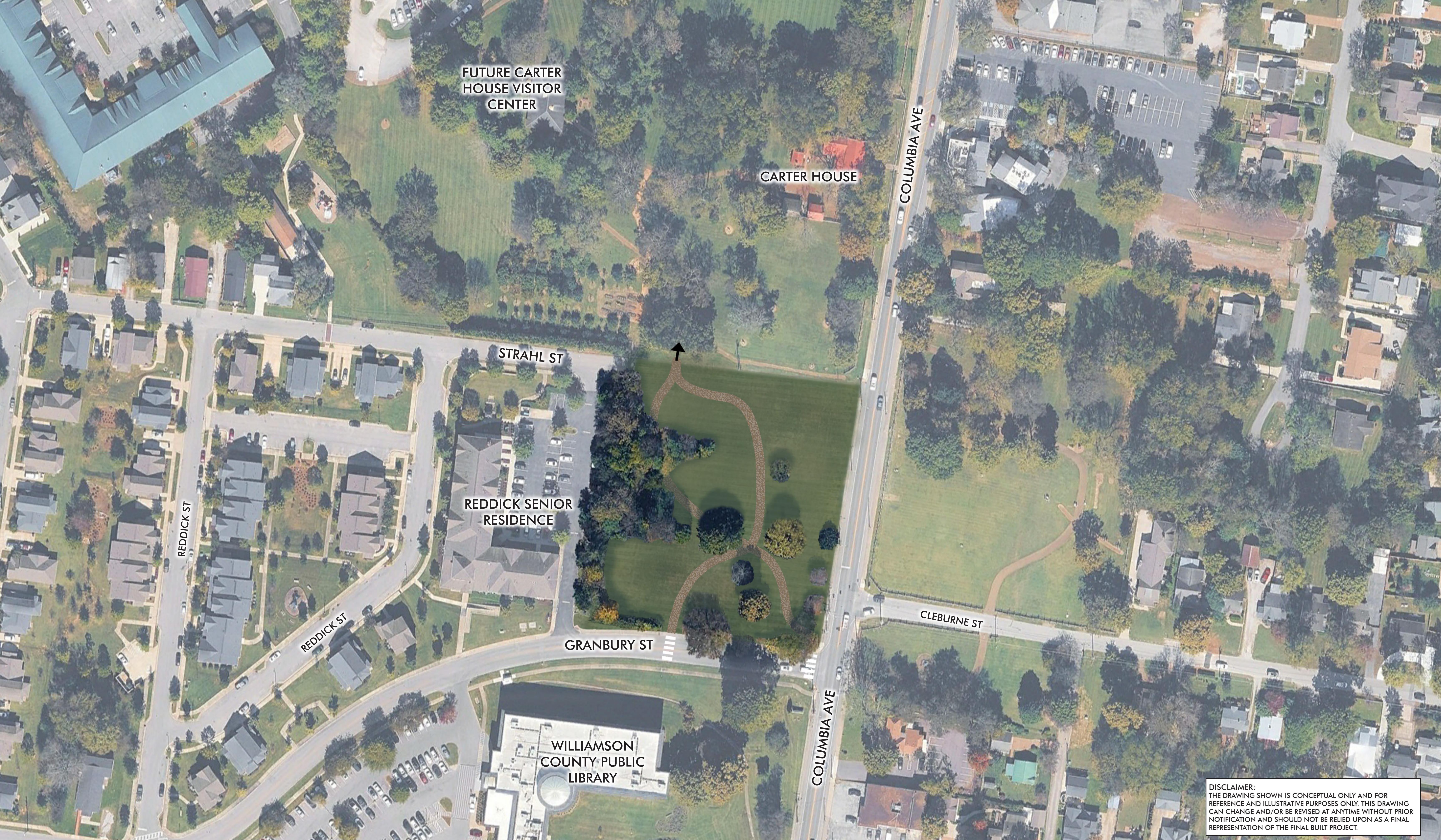
This plan represents a high-level conceptual vision. Specific design elements, such as historic-style fencing, a water and dog fountain, interpretive signage, and the re-purposing of the existing asphalt road of Strahl Street, will be incorporated as the property is developed. The long-term goal is to unify the parcels into a single, cohesive park space rather than a series of separate tracts. The first public discussion of the concept plan is scheduled for the Civil War Battlefield Commission meeting on March 19, 2026. Notification signs will be placed on-site near adjacent residences to ensure neighbors are aware of this meeting and future opportunities for input. A dedicated meeting will also be scheduled to provide residents in the immediate area with an opportunity to review and discuss the park concept and the future of Strahl Street directly on-site.

FINANCIAL IMPACT:

The Battle of Franklin Trust and the City jointly collaborated in developing the concept plan. Should additional funding be required, the Parks and Recreation Department will coordinate directly with the Battle of Franklin Trust's consultant to incorporate any minor adjustments to the plan.

RECOMMENDATION:

Staff recommends that any Board of Mayor and Aldermen members who wish to offer ideas or suggestions for the concept plan provide their comments to the City Administrator or the Parks and Recreation Director so they may be incorporated into the plan as appropriate.



DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL ONLY AND FOR
REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING
CAN CHANGE AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR
NOTIFICATION AND SHOULD NOT BE RELIED UPON AS A FINAL
REPRESENTATION OF THE FINAL BUILT PROJECT.



LANDSCAPE
ARCHITECTURE
& LAND PLANNING

PARK CONCEPT PLAN
FRANKLIN BATTLEFIELD PARK
FRANKLIN, WILLIAMSON COUNTY, TN

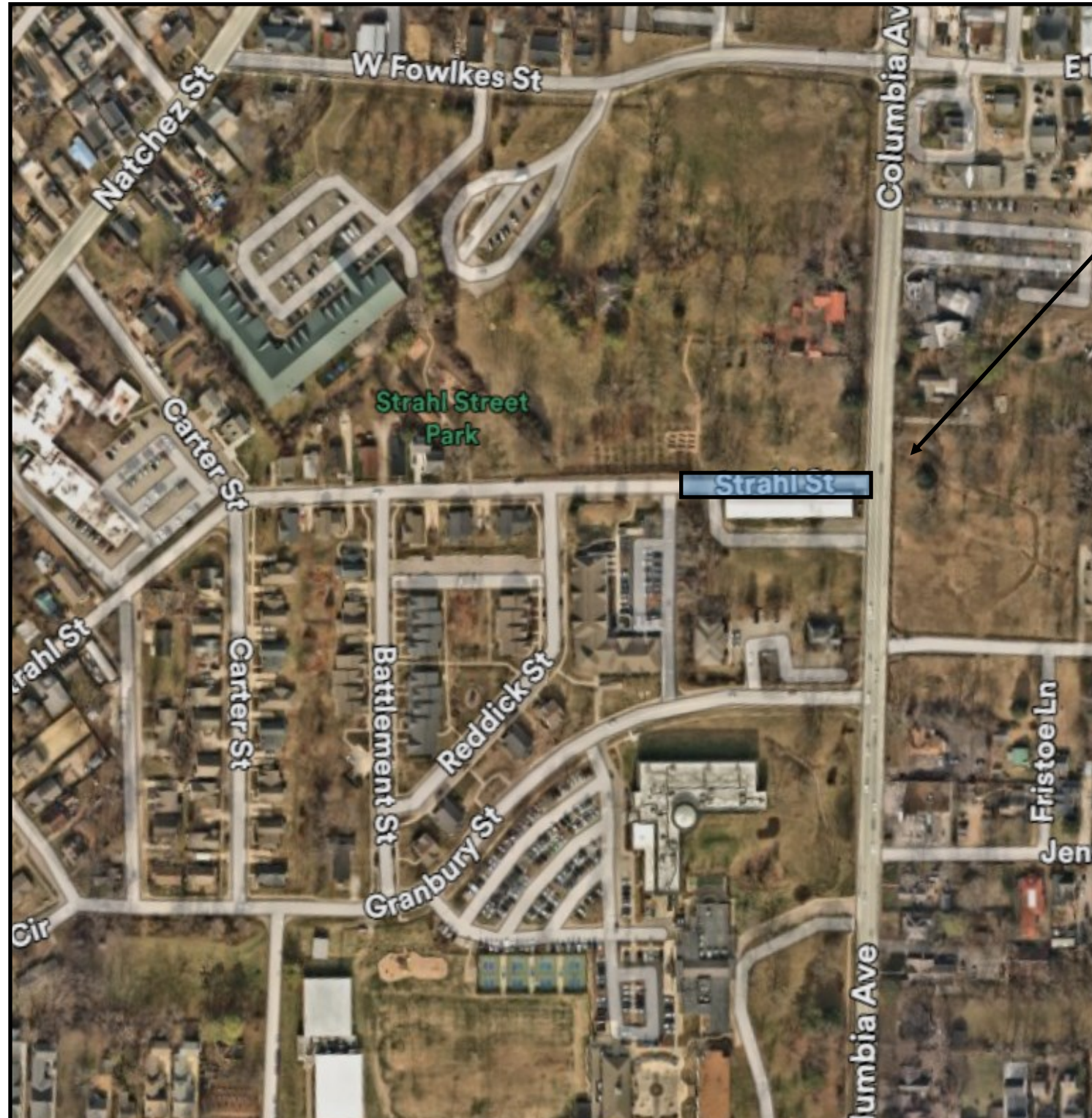


JANUARY 07, 2026
Project #25118

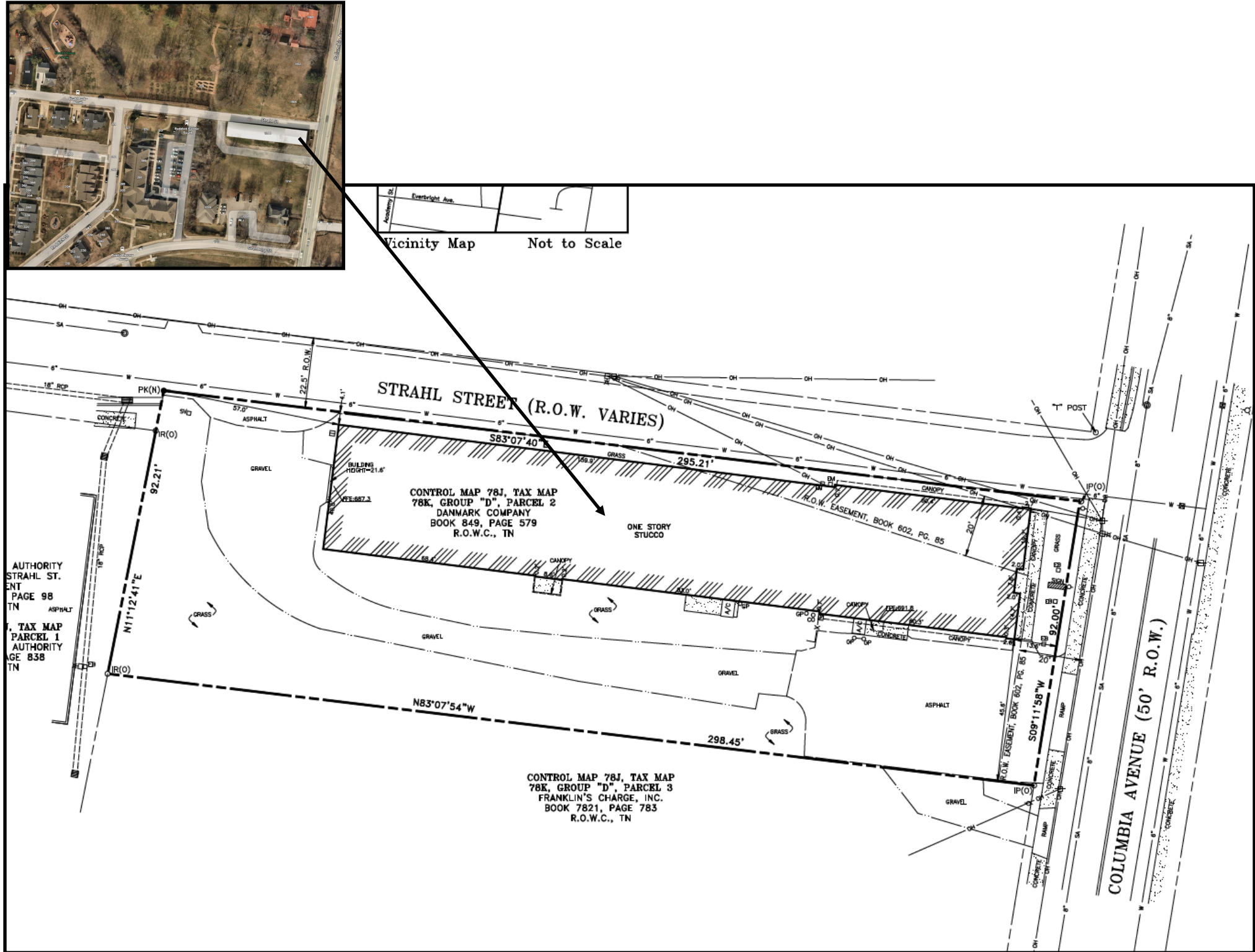
Carter Hill Battlefield Park Expansion



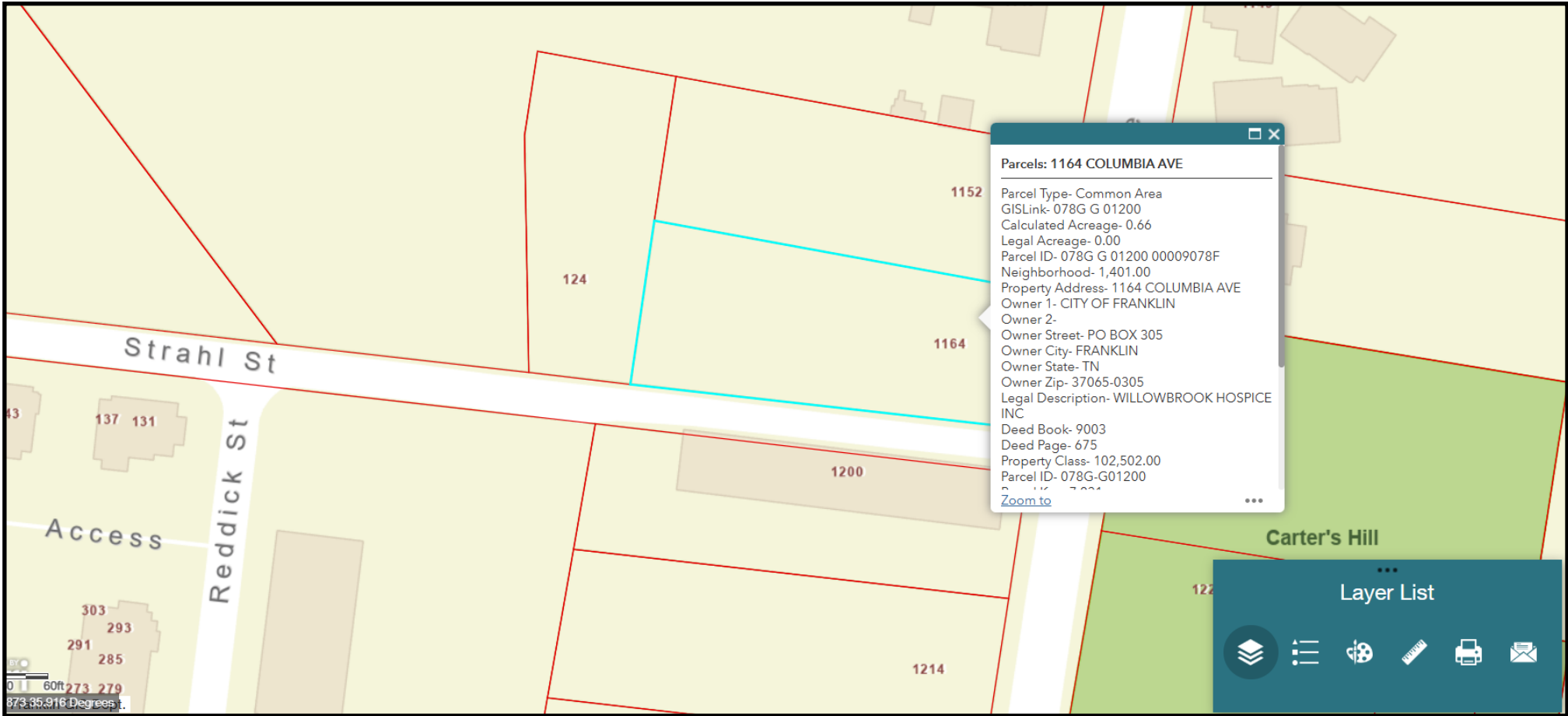




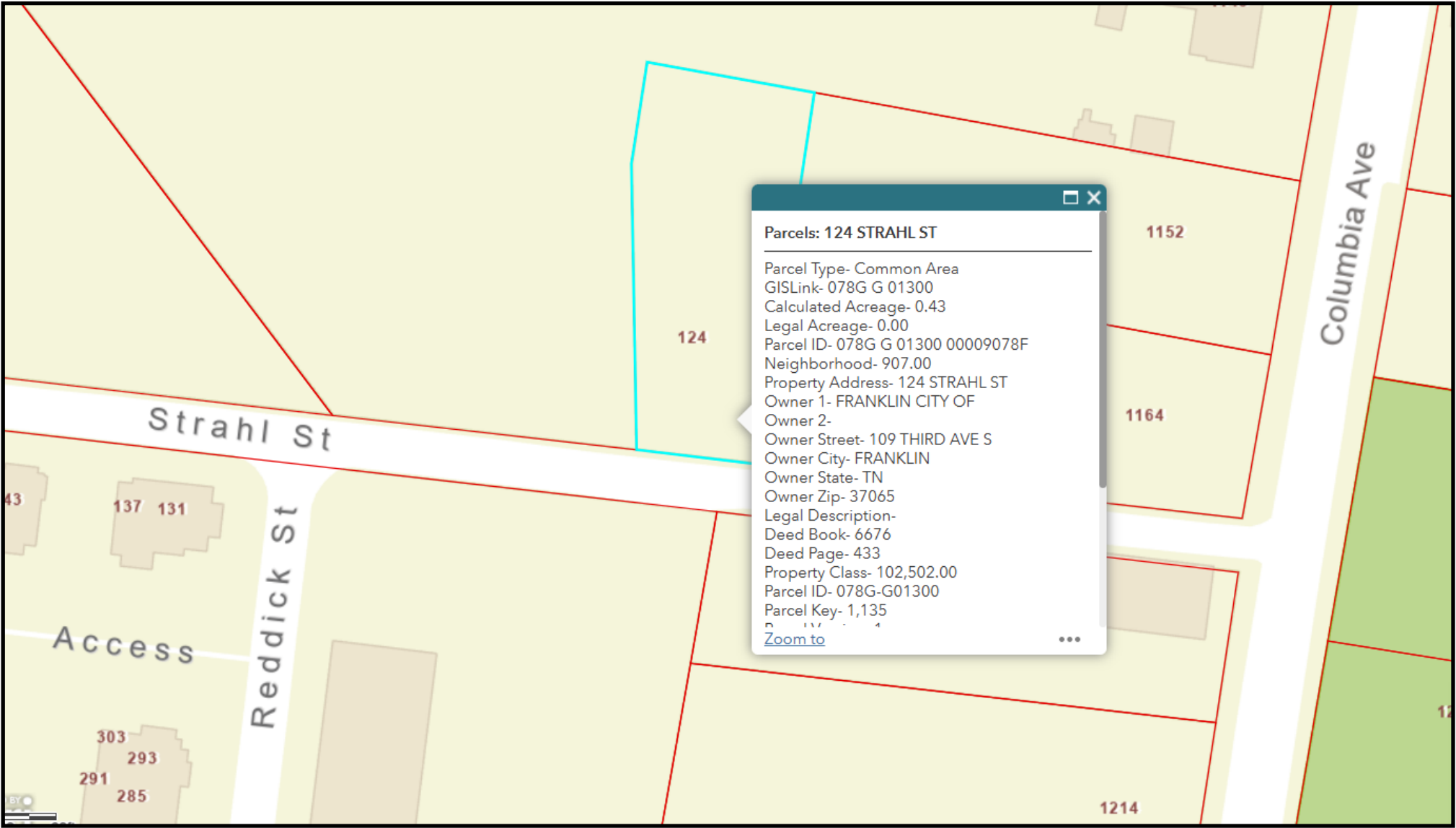
The concept plan reflects **re-purposing** the section of Strahl Street so the Carter Hill Park can continue seamlessly across the area rather than be divided by the roadway. Because the City will own both sides of Strahl Street by the end of 2026, the term “abandoning the right-of-way” is not accurate in this case, as the City is not relinquishing any property.



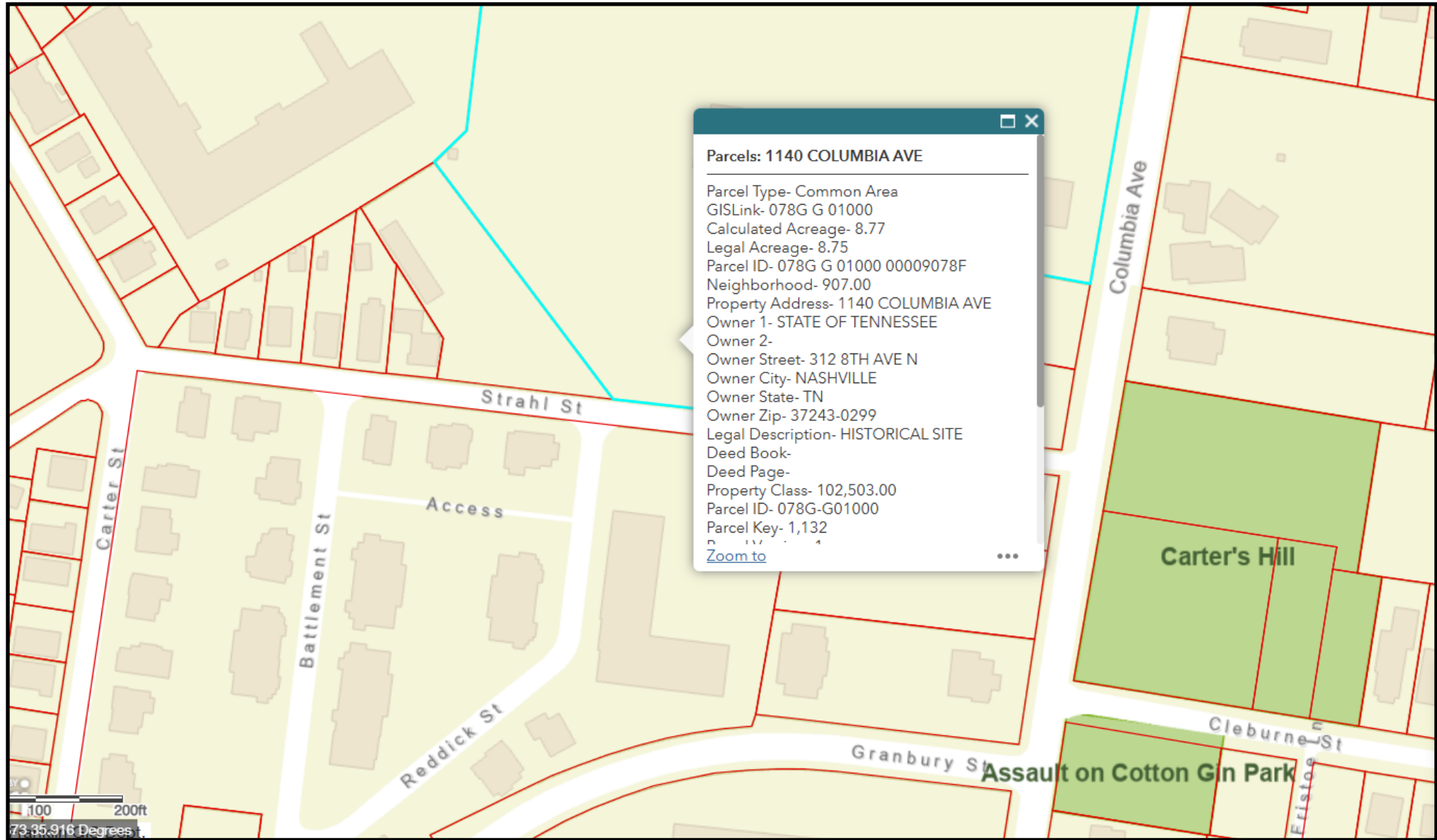
PARCEL OWNERSHIP: 1164 CITY OF FRANKLIN



PARCEL OWNERSHIP: 124 CITY OF FRANKLIN



PARCEL OWNERSHIP: 125 STATE OF TENNESSEE



PARCEL OWNERSHIP: 1200, 1214, & 1224 FRANKLIN’S CHARGE INC. POST DEMO WILL BE DEEDED TO CITY





File #: 21-0100

DATE: 2/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Katherine Harelson, Budget & Performance Analyst

SUBJECT:

Development Activity Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the development activity that occurred in the City of Franklin in calendar year 2025.

BACKGROUND/STAFF COMMENTS:

Each quarter, the Board of Mayor and Aldermen receives a report summarizing development activity within the community. In 2025, development activity has remained steady, with permitting levels closely aligning with those observed over the last five years. Impact fee collections have decreased an average of 7 percent compared to 2024. This is due to the slightly lower building permit numbers combined with the variability of the fees being assessed by development type. To date, the total construction value for permitted projects stands at \$865.2 million, resulting in 2025 being the second-highest year of construction value in the last decade and showing another year of strong investment happening in the community.

In addition, the Board of Mayor and Aldermen requested quarterly updates on staff's progress in implementing recommendations from the Development Customer Survey. In the last year, staff has engaged in extensive internal discussions and collaborated with the Development Services Advisory Commission. These efforts have produced several key initiatives, including:

- The development of a small customer satisfaction survey that is distributed at various stages of the development process;
- A redesign of development maps to enhance public accessibility; and
- The formation of a focus group dedicated to evaluating how the City communicates information about growth to various internal and external stakeholders.

This update will also provide data from the first four months of customer satisfaction survey responses, along with progress updates on each of the initiatives listed above.

FINANCIAL IMPACT:

There is no financial impact on this item.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge this presentation.



HISTORIC
FRANKLIN
TENNESSEE

BOMA WORK SESSION –

DEVELOPMENT ACTIVITY REPORT



OVERVIEW

2025 Development Activity

January - December 2025

- Plan Review Activity
- Permitting Activity
- Permit & Impact Fees
- Housing & Construction Values

Boards and Commissions

Survey Response Update



2025: YEAR IN REVIEW



PLAN REVIEW

- This is the first stage in the development process, where development/design professionals submit plans, and staff reviews the plans against the codes and ordinances approved by the BOMA.
 - Staff maintains a high-level service commitment to all applicants that plans are reviewed and returned with comments within the provided timeframe.
 - Planning staff continues to proactively work with the development community on potential and active development projects.
-



2025 PLAN REVIEW ACTIVITY

	2021	2022	2023	2024	2025
Total Plans Approved	28	19	25	19	24
Envision Franklin Plan Amendments	1	0	4	2	4
Rezoning	10	9	10	9	12
Annexations	8	2	3	1	2
Development Plans	9	8	8	7	6



PERMITTING

- All new construction, renovations, and additions require a permit.
 - Permits are issued through the Building and Neighborhood Services Department. Staff offers opportunities online and in-person to answer questions regarding permit applications.
 - Other permits required include:
 - **Trade Permits:** Electrical, Plumbing, Mechanical
 - **Use Permits:** Short-Term Vacation Rentals, Mobile Food Vendors, Outdoor Cafe
 - **Swimming Pools**
 - **Fire Suppression**
-



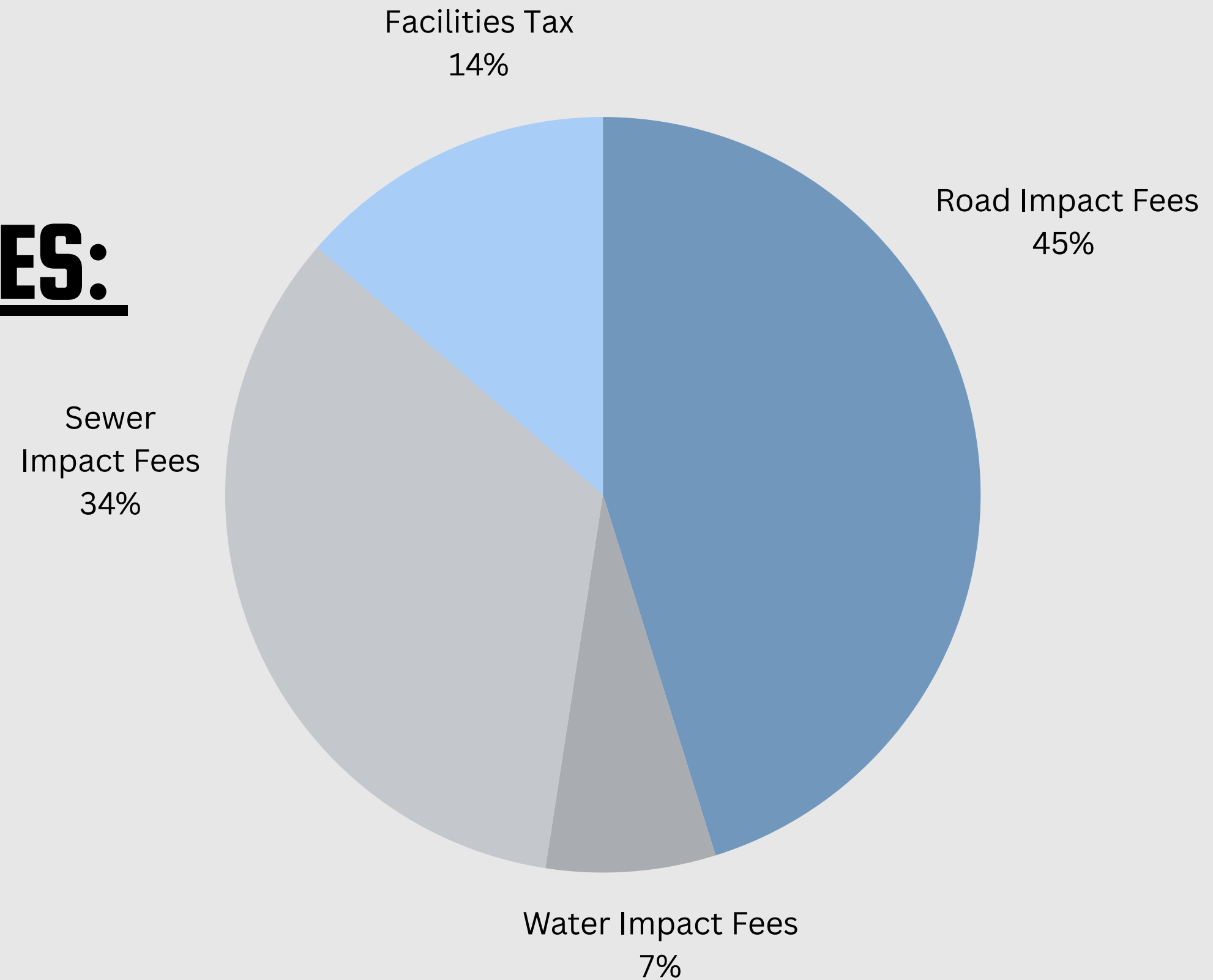
2025 PERMITTING ACTIVITY

	2021	2022	2023	2024	2025
Total Permits Issued	5,841	5,844	5,858	7,115	6,658
Building Permits	1,134	1,121	1,016	1,228	1,057
Trade Permits	4,529	4,598	4,574	5,408	5,022
Fire Permits	N/A	N/A	123	323	400
Other Permits (Pool/ Demolition/ Floodplain)	178	125	145	156	179

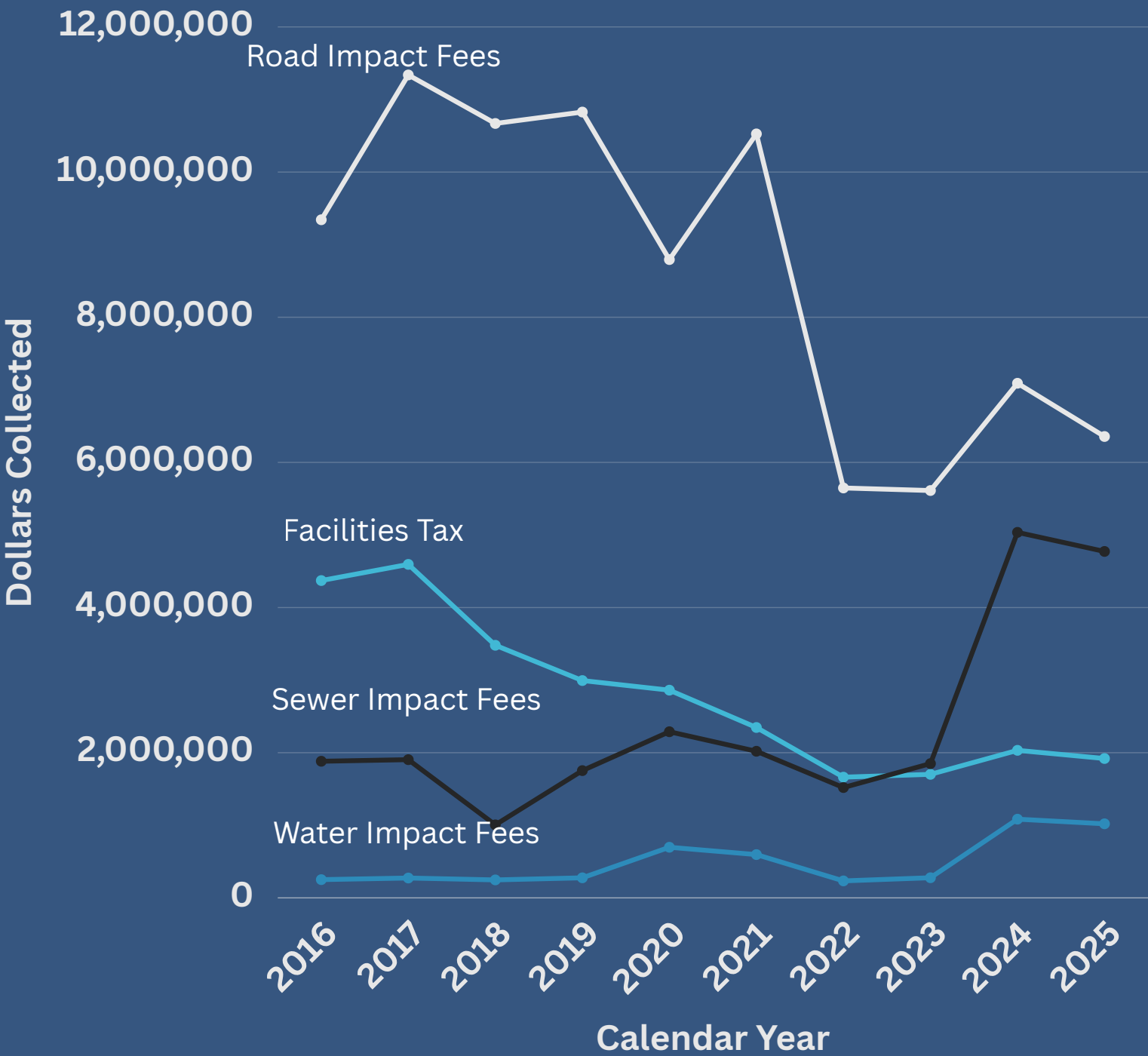


2025 PERMIT AND IMPACT FEES:

- **Permit Fees:** \$2,483,705
- **Road Impact Fees:** \$6,356,599
- **Water Impact Fees:** \$1,020,313
- **Sewer Impact Fees:** \$4,772,935
- **Facilities Tax:** \$1,919,970



Impact Fees over the Last Decade



Housing and Construction Values



Williamson Source

2025 HOUSING & CONSTRUCTION VALUES

New Dwelling Units Under Construction

Single Family	Townhome	Multifamily	Total
239 units	39 units	520 units	798 units

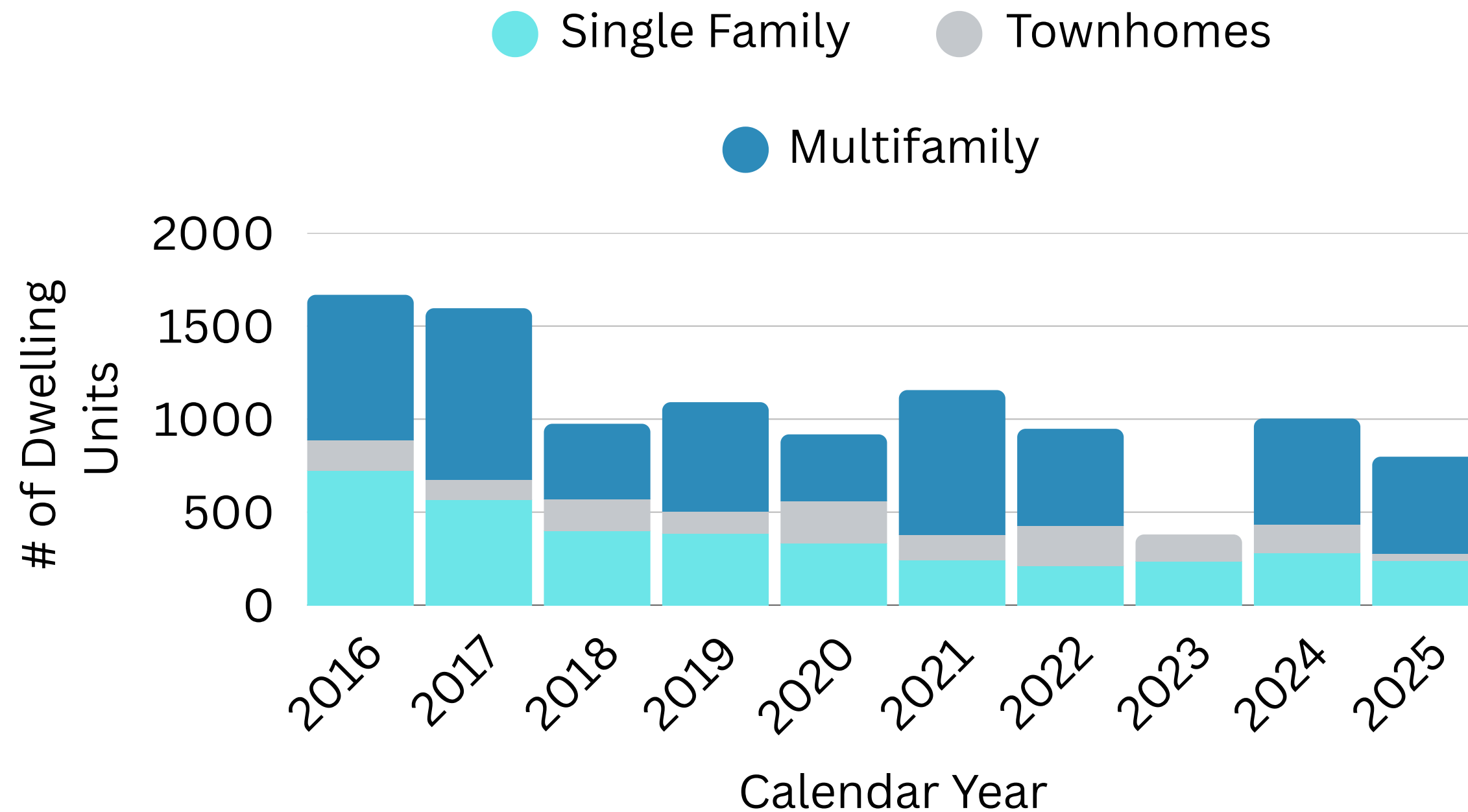
Construction Values

Residential	Non-Residential	Total
\$278,937,086	\$586,350,511	\$865,287,597

Westhaven Active Adult and Astor Club

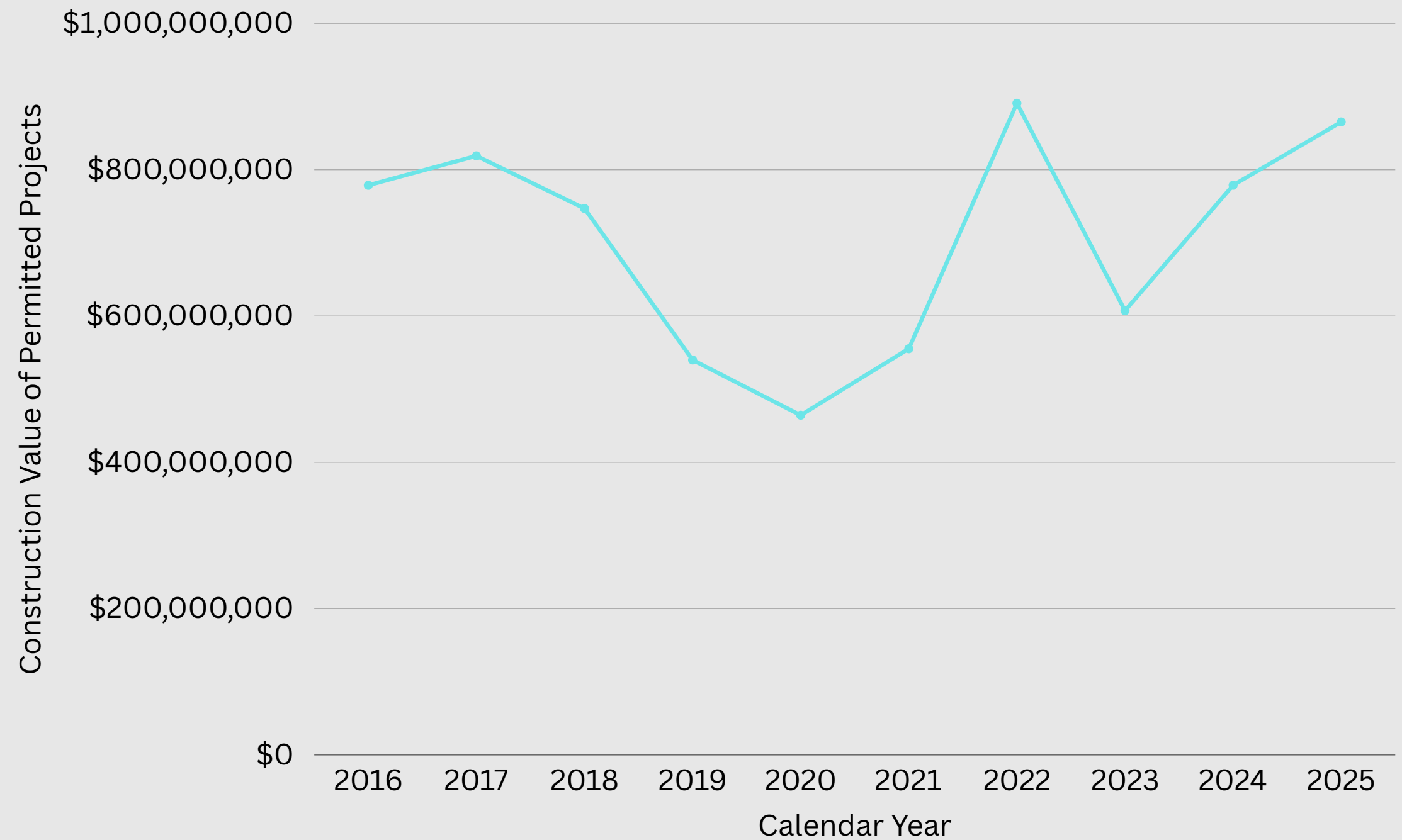


NEW PERMITTED HOUSING TRENDS (2016 – 2025)



Construction Value Trends (2016 – 2025)

- The City of Franklin issued permits for construction projects that reached a **total value of \$865.2 million** for the 2025 calendar year.
- The City finished the year with the second highest total construction value in a decade.



BOARDS AND COMMISSIONS

Development Services Advisory Commission - An advisory board comprised of a cross-section of the development community that provides guidance and recommendations on how to enhance the City's development process.

Building and Streets Standards Board of Appeals - A technical body established to hear and decide appeals of orders, decisions, or determinations relating to the application and interpretation of the City's technical codes (building, fire, property maintenance, etc.)

Stormwater Appeals Board - A technical body established to hear and decide appeals of Stormwater Notices of Violations and can grant variances to provisions of the Stormwater Management Ordinances.



BOARDS AND COMMISSIONS

Meetings in 2025

Development Services Advisory Commission – Meets the 1st Tuesday of every month at 8:00AM at Eastern Flank Event Facility.

Building and Streets Standards Board of Appeals – Met one time in 2025.

Stormwater Appeals Board – One administrative meeting in 2025.





DEVELOPMENT SURVEY FOLLOW-UP

Quarterly Update

At the request of the BOMA, Staff will provide an update at least once a quarter on internal efforts to address recommendations that came from the last Development Customer Survey.

QR CODES – MINI SURVEYS

The mini surveys went live in early October 2025!

Total Responses	33
Average Rating	4.67 Stars

*“Permit submittal process is efficient and simple process. **Best municipal portal I’ve used.**” - Anonymous Responder*

*“**Very efficient department**” - Anonymous Responder*

*“**Your team is exceptionally helpful!!**” - Anonymous Responder*

Mobile View

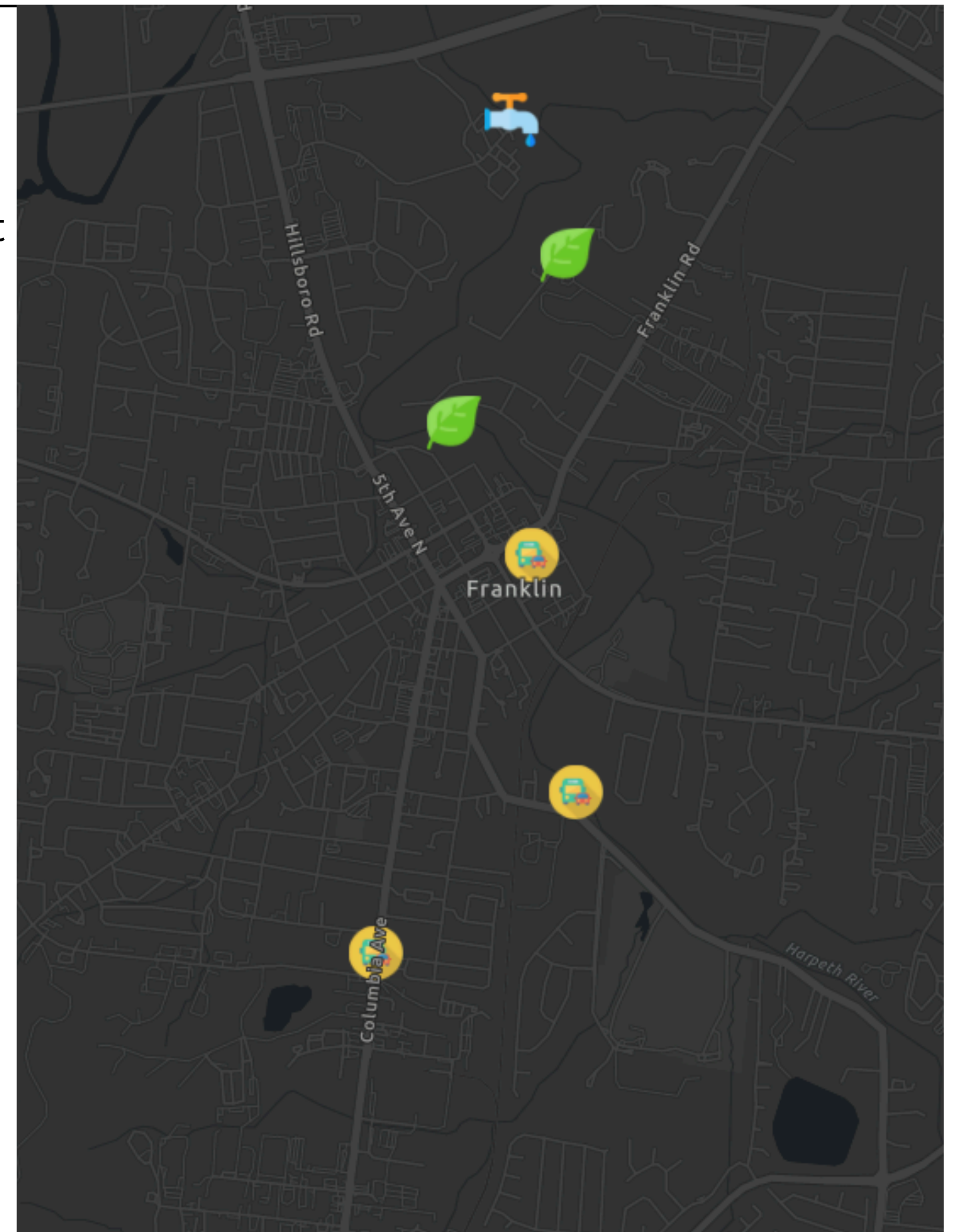
The screenshot shows a mobile app interface for a 'Satisfaction survey'. At the top, there is a header with the 'HISTORIC CITY OF FRANKLIN, TENNESSEE' logo and the title 'Satisfaction survey'. Below the header, the first question is '1. Please provide a rating of your experience.' followed by five empty star icons. The second question is '2. Do you have any additional feedback for us?' with a text input field labeled 'Enter your answer'. A 'Submit' button is located at the bottom of the survey area. The background of the app shows a city street scene. At the very bottom, there is a 'Microsoft 365' logo.

OTHER UPDATES

Development Services Advisory Commission - Staff continues to meet and discuss process elements with the Development Services Advisory Commission.

Development Maps - Staff is continuing to look at different ways to display current development data to the community in a more digestible format. Staff has met with internal and external stakeholders to test the new development dashboard, and the team anticipates presenting the final product at an upcoming Joint Conceptual Workshop.

Growth Communication Strategy – Staff is in the process of developing a comprehensive communication strategy that focuses on educating the public on the City’s efforts to manage well-planned, high-quality growth while maintaining necessary investments in our infrastructure. This is in an early draft phase and will be presented at a later date.



City of Franklin Capital Project Dashboard

THANK YOU!





File #: 26-0178

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 25-26, 2026

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Main Street Festival event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested an event permit for their annual Main Street Festival for April. 25 – 26, 2026. The event includes:

- Arts & Crafts booths located down Main Street
- “Kids Zone” located in the Landmark Booksellers parking lot
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square

Set-up for the event begins on April 24th. Event hours are 10 a.m. – 6 p.m. both days. Applicant estimates attendance at 120,000 for the weekend.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday, April 24th.
- "No parking" signs placed along Church Street on Friday, April 24th.
- Quadrants around the Square will be blocked on Friday, April 24th.
- Main Street will close to traffic at 8 p.m. on Friday, April 24th.
- "No parking" signs placed along Fourth Avenue South on Saturday, April 25th.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing Department:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
 - Third Ave N
 - Main Street at the Square (NW Quad)

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin Fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

OFFICE USE

ONLY

Permit No: _____



City of Franklin Special Event Permit Application

Application is Due 90 Days Prior to Scheduled Event.

Please read application carefully and fully complete each section.

A non-refundable application fee of \$100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Festival/Fair

1. **Name/purpose of event:** Main Street Festival
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed):*
Main Street from 1st to 5th Ave
3rd N from Bridge to Public Square
2nd Ave from Parking Garage to Exit on 2nd N
4th Ave from Parking Garage to Alley
3. **Date or dates of event:** 04/25/2026, 04/26/2026
4. **Start/End Times of Event:**
Saturday and Sunday, 10a-6p

What date/time will set-up begin? 4/24/2026 8:00 AM

What date/time will tear-down be complete? 4/26/2026 8:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** *(if applicable):*
Entire quad - 5am
No Parking Signs go up - 3p
All Streets close - 8pm

6. **An estimated number expected to attend during the course of the event:**

Spectators/Attendees: 120,000

Event Staff/Volunteers:80

Total:120,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**

Ian Hunt
Heritage Foundation
Po Box 723
Franklin, TN 37065
P:6155122552

ihunt@williamsonheritage.org

Person in charge on day of event: Jayme Smith

Cell: 615-390-5325

E-mail address: jsmith@williamsonheritage.org

Name and Cell Number of at least two others available on day of event:

Name: Ian Hunt

Cell: 615-415-1600

E-mail address: ihunt@williamsonheritage.org

Name: Tyrus Sturgis

Cell: 310-560-3379

E-mail address: tsturgis@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

The annual Main Street Festival, organized by the Heritage Foundation of Williamson County, TN, draws over 120,000 visitors each year. Nestled in the heart of historic downtown Franklin, this beloved tradition offers a diverse array of arts and crafts vendors, outstanding entertainment, delectable food and drinks, and family-friendly fun.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.

For large-scale events, a map or maps should be obtained from the City's GIS division.

If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: [Main Street Fest_COF Map_11x17 04.05.2022 \(11\).pdf](#)

10.

Please attach a list (in PDF format) containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

Administrative Contact List: [HF Staff Contact Sheet.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [2023 Sales Tax Exemption USE THIS ONE TIL 2027 \(2\) \(1\).pdf](#)
14. **Will you charge an admission fee?** No
Average admission fee:
15. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? \$450
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County
What percentage of funds will they receive? 100

19. **Will parking in the area of the event need to be restricted or prohibited?** Yes

20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages **MUST** be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**

Full vendor list not accessible at this time

23. **Will food, beverages, or merchandise be sold or given away?** Yes

Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.

Clean Up Plan and Provider: [Clean Up Plan \(1\).pdf](#)

24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** Yes

If yes, please list exact locations:

3rd N - food trucks

Public Square - NW quad

26. **Will alcohol, beer, and/or wine be given away or sold?** Yes

If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes

Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information.***

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*

Good Neighbor Letter: [MSF Good Neighbor Letter 2026.pdf](#)

Good Neighbor Letter Mailing List: [Dickens_CoF RESIDENT_Mailing List \(1\).xlsx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
- 2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 3) I/We do swear or affirm that all of the information given in this application is true and complete.
- 4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
- 5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
- 10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Jan Hunt

(Signature and title – must be officer of organization)

Date: 1-15-2026

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Name: Main Street Festival

FORM C

Signature: _____



Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: Main Street Festival

Signature: _____



FORM D

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation

Event Name: Main Street Festival

Event Date(s): 04/25/2026, 04/26/2026

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*
Main Stage - SW Quad in Public Square
Acoustic Stages - 2nd and Main, 4th and Main

Sound Amplification Map: [Main Street Fest_COF Map_11x17 04.05.2022 \(11\).pdf](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply:*
Announcements/Speeches,Band/Singers,DJ
4. **Type of Amplifier:** PA System
5.

Number of Amplifiers: TBD	Number of Speakers: TBD	Number of Performers: TBD
----------------------------------	--------------------------------	----------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Ian Hunt	Cell: 615-415-1600	E-Mail: ihunt@williamsonheritage.org
Name: Jayme Smith	Cell: 615-390-5325	E-Mail: jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt

Date: 01/15/2026

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.



Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayne Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org



MAIN STREET FESTIVAL

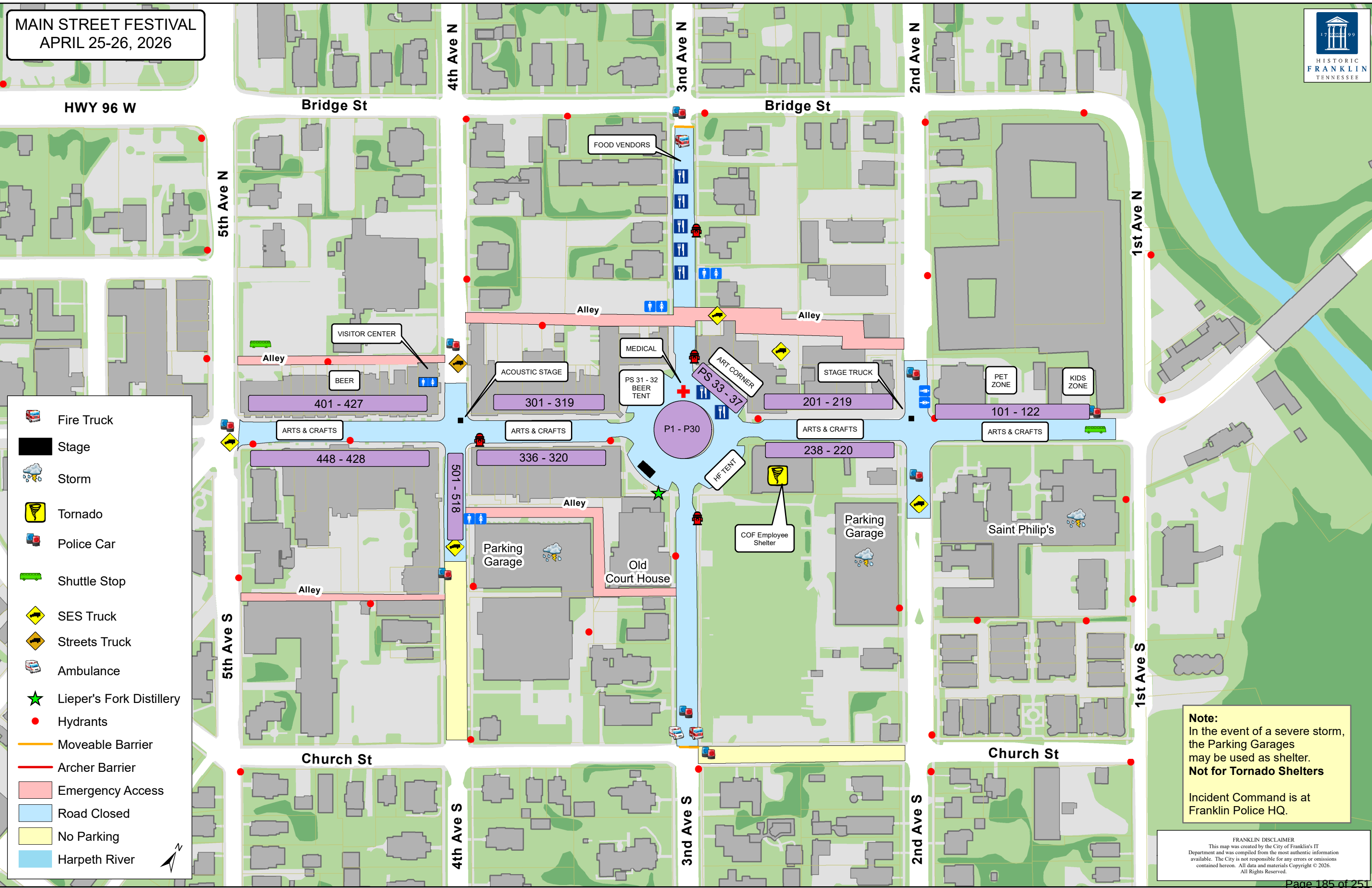
HERITAGE FOUNDATION OF WILLIAMSON COUNTY, TN

Hosted by Downtown Franklin Association



 STAGE LOCATIONS

MAIN STREET FESTIVAL
APRIL 25-26, 2026



Note:
In the event of a severe storm,
the Parking Garages
may be used as shelter.
Not for Tornado Shelters

Incident Command is at
Franklin Police HQ.

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT
Department and was compiled from the most authentic information
available. The City is not responsible for any errors or omissions
contained hereon. All data and materials Copyright © 2026.
All Rights Reserved.

Open Issues: 7

FIRE--Special Event

General Issues

3. Mobile Food Vendor / Food Truck Video

kristie.thompson@franklin.tn.gov The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet.

<https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1>

4. Mobile Food Vendors

kristie.thompson@franklin.tn.gov Mobile food vendors must meet the following requirements:

1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
2. Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
3. Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
4. Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.
6. Mobile food trucks must be spaced a minimum of 10-feet apart.

5. Food Trucks

Food trucks must meet the following requirements:

1. Food trucks are spaced 10-feet apart
2. Food trucks with cooking operations require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
3. Food trucks with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
4. Food trucks using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
5. Food trucks using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
6. Only listed safety cans are used to dispense gasoline or other flammable liquids.
7. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service
8. Food trucks with cooking operations that produce grease-laden vapors must have a Type 1 hood with a fire suppression system. The suppression system must have a current inspection tag issued by a licensed fire equipment distributor. **Not enforced at this time.**
9. Food trucks using propane must have an approved propane gas detector. **Not enforced at this time**

6. Stages

Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.

After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

7. Tents

Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds per each tent leg (a 10x10 must have 160 lbs minimum)
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:
 - a. Manufacturer's staking diagram
 - b. Manufacturer's wind restrictions

[Edited By Kristie Thompson]

Revise Map To Reflect No Vendors on 3rd Ave S

General Issues

2. Revise Map To Reflect No Vendors on 3rd Ave S

This is an old map. Please revise vendor layout to reflect no vendors on 3rd Ave S due to construction. And where new locations of vendors will be located.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklin.tn.gov

SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday, April 24th.
- "No parking" signs placed along Church Street on Friday, April 24th.
- Quadrants around the Square will be blocked on Friday, April 24th.
- Main Street will close to traffic at 8 p.m. on Friday, April 24th.
- "No parking" signs placed along Fourth Avenue South on Saturday, April 25th.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing Department:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
 - Third Ave N
 - Main Street at the Square (NW Quad)

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin Fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.



File #: 26-0172

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

*Consideration Of Amendment 1 To COF Contract No. 2023-0236, With Hazen And Sawyer For Additional Work Performed On The Cost Of Service Study And Dynamic Rate Analysis

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning amendment 1 to the previous cost of service study contract with Hazen.

BACKGROUND/STAFF COMMENTS:

The initial cost of service study was approved by the Board in September 2023, and was necessary to continue evaluation of the City's rate structure for water, wastewater and reclaimed water services. These services will include three parts for each of the services mentioned above — Revenue Requirements Analysis, Cost of Service Study, and Preliminary Rate Design using a dynamic rate analysis model.

As discussions with the Board evolved into current financing strategies and discussions involving capital infrastructure projects, the need for the consultant to present at more than one Board meeting was necessary to achieve Board member understanding and support for the proposed changes. This amendment reflects the increase in cost for the consultant to provide that support.

FINANCIAL IMPACT:

This amendment is for an additional amount of \$48,700 added to the original contract amount, bringing the total for this work to \$126,700.00. The majority of the work occurred during FY24. However, this amendment will be split between impact fees and the water and sewer operational funds.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 1 to COF Contract No. 2023-0236.



Hazen and Sawyer
320 Athens Way, Suite 320
Nashville, TN 37228 • 615.783.1515

February 17, 2025

Michelle Hatcher, PE
Director of Water Management
City of Franklin Water Management Department
124 Lumber Drive
Franklin, TN 37064

**Re: Cost of Service and Dynamic Rate Analysis
Amendment #1 Request – Expanded Scope of Services**

Dear Michelle:

The Cost of Service and Dynamic Rate Analysis project agreement was executed on September 27, 2023. Upon execution, Hazen began completing the tasks outlined in the scope of services. The original scope anticipated the project would be completed within four months from the Notice to Proceed for a total fee not to exceed \$78,000.

After the initial data collection and analysis was completed, additional data analysis was requested to include new and more current information. This was appropriate to accommodate updated information regarding City of Franklin budgets and updated planning information related to the future Clean Water Facility design and construction. In turn, the project schedule was extended to allow the effort to include the most up-to-date information.

The project also included additional virtual meetings and attendance thus far at two additional in-person BOMA work session meetings by Hazen's project cost analyst. One additional in-person BOMA meeting is anticipated to occur in late February 2025 to finalize discussions regarding proposed impact fees and rate modifications.

Based on the extra effort expended to complete the additional scope of work requested by the City of Franklin, Hazen requests the scope of work be amended to include the following extra work to complete the City's desired outcome of the project.

- Additional data analysis regarding cost of service as it relates to updated capital improvements lists and schedules
- Additional data analysis regarding impact fees and rate alternatives analyses
- Additional attendance at virtual project meetings and in-person BOMA meetings

The additional scope of work is expected to require the following level of effort, and thus Hazen requests an increase in our fee of \$48,700. This will increase the project budget to \$126,700.

Job no

Task	Hours	Fee
Cost of Service and Rate Analysis	80 hours	\$16,000
Impact Fee and Rate Alternatives	100 hours	\$20,000
Additional virtual meetings and in-person BOMA meetings	56 hours \$1500 expenses	\$12,700
Totals	236 hours	\$48,700

To complete the additional effort, we also request the schedule be extended to accommodate the additional level of effort and meet the schedule. Based on our understanding of the remaining scope and timing, we anticipate the project work will be completed on or before May 31, 2025.

We appreciate the opportunity to work with the City on this important project, and appreciate your consideration of our request for amendment. Please let me know if you have any questions or wish to discuss any aspect of our request.

Sincerely,



Scott Woodard, PE
Vice President

cc: Fernando Aranda (Hazen)

AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT
FOR COST OF SERVICES AND RATE ANALYSIS PROPOSAL

COF Contract No. 2023-0236

This Amendment No 1. is entered into by and between the **City of Franklin, Tennessee** (the “City”) and **Hazen and Sawyer, P.C.** (the “Consultant”) as of this _____ day of _____, 2026.

RECITALS:

WHEREAS, the City and the Consultant entered into an agreement (COF Contract No. 2023-0236) dated September 26, 2023 (the “Agreement”); and

WHEREAS, the purpose of the Agreement was for Cost of Service Analysis and Dynamic Water and Wastewater Rate Analysis Model(s) to support the City’s operational and financial planning goals in connection with the Water and Wastewater Treatment Facility; and

WHEREAS, the parties desire to amend the agreement to expand the Scope of Services; and

WHEREAS, the City and the Consultant desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. Paragraph 4 is deleted in its entirety and amended to read as follows:

Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the amount of FORTY-EIGHT THOUSAND SEVEN HUNDRED DOLLARS (\$48,700.00).

2. Waiver. Neither party’s failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

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

4. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement, or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

5. Entire Agreement. The Amendment 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 Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

6. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or Purchase Order issued in furtherance of the Amendment; however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any Purchase Order, acknowledgement, or other writings unless: (a) such Purchase Order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such Purchase Order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

7. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment 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.

8. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or Agreement or other document to which it may accompany or incorporate by reference.

9. All other provisions of the Agreement dated September 26, 2023, are unchanged and remain in full force and effect.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor

Date: _____

Attest:

By: _____
Angie Skarp, City Recorder

Date: _____

Approved as to Form:

Shauna R. Billingsley, City Attorney

CONSULTANT:

HAZEN AND SAWYER, P.C.

By: _____

Title: _____

Date: _____



File #: 21-01879

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

*Consideration Of COF Contract No. 2025-0540, With FDG-NHC Optima JV, LLC For Sanitary Sewer Monthly Surcharge

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an agreement with the developer of 2000 Aspen Way regarding their HVAC condensate line.

BACKGROUND/STAFF COMMENTS:

During one of the final inspections of the structure at 2000 Aspen Way, the Water Management inspector noticed that the condensate line for the HVAC system was connected directly to the sewer line. This illicit connection is defined in the Municipal Code, Chapter 18, Section 211, number (1) which states:

No stormwater, groundwater, rainwater, street drainage, rooftop drainage, basement drainage, subsurface drainage, foundation drainage, yard drainage, swimming pool drainage, process water drainage, cooling water, or other unpolluted or minimally polluted water shall be discharged into the city's sewer system unless no other reasonable alternative is available, except with permission from the director. Reasonable conditions shall be prescribed, and a sewer service charge will be issued based upon the quantity of water discharged as measured by a flowmeter or a reasonable estimate accepted by the director.

A variance was not provided prior to construction, so, as a result, the Water Management Department has worked with the developer to create an appropriate amount flow that will be added to their monthly bill, on top of the already normal usage, to be billed at the volumetric rate the total usage falls into. The developer, FDG-NHC Optima JV, LLA has agreed to this charge on their monthly surcharge.

FINANCIAL IMPACT:

This agreement is not at a cost to the City but will provide additional revenue upon the existing sewer bill to account for this additional flow.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0540.

DEVELOPER REIMBURSEMENT AGREEMENT COF CONTRACT NO. 2025-0540

This Agreement between the CITY OF FRANKLIN, TENNESSEE ("City") and FDG-NHC OPTIMA JV, LLC, owner of property located at 2000 Aspen Way, Franklin, Tennessee 37067 (the "Property") and/or future tenants or owners (the "Developer"), entered into on this the _____ day of _____, 20____, subject to the following premises, terms and conditions.

WHEREAS, during the development of the above-referenced property, the condensate line from the heating, ventilation, and air conditioning ("HVAC") unit was connected to the sanitary sewer line; and

WHEREAS, the City's Municipal Code, Section 18-211 covering the use of public sewer indicates "No stormwater, groundwater, rainwater, street drainage, rooftop drainage, basement drainage, subsurface drainage, foundation drainage, yard drainage, swimming pool drainage, process water drainage, cooling water, or other unpolluted or minimally polluted water shall be discharged into the City's sewer system unless no other reasonable alternative is available, except with permission from the Director. Reasonable conditions shall be prescribed, and a sewer service charge will be issued based upon the quantity of water discharged as measured by a flowmeter or a reasonable estimate accepted by the Director"; and

WHEREAS, pursuant to Section 18-211 of the Franklin Municipal Code, the Director hereby grants such permission being that no other reasonable alternative is available to the Developer; and

WHEREAS, the Developer has agreed, in concurrence with the Director of the Water Management Department, to pay an additional 9,500 gallons/month usage above the billed amount, to account for the permission granted herein to use the sanitary sewer system as authorized by the City's Municipal Code; and

WHEREAS, the Developer will provide a copy of this Agreement to each and every owner of the Property and will be responsible for having this Agreement recorded with the Williamson County Register of Deeds within thirty (30) days of the execution of this Agreement; and

WHEREAS, the surcharge amount shall take effect on the next complete billing cycle after execution of this Agreement by the City of Franklin; and

WHEREAS, this Agreement can be voided if substantial evidence of separation of the condensate line from the sanitary sewer line is provided to the Director of the Water Management Department indicating that condensate is not entering the sanitary sewer collection system.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. The parties agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

20 _____
Approved by the Board of Mayor and Aldermen on _____,

(Signature Pages to Follow)

WITNESS our hands on the dates as indicated.

DEVELOPER:

FDG-NHC OPTIMA JV, LLC

By: _____

Print Name: _____

Date: _____

STATE OF _____)

_____)

COUNTY OF _____)

Before me, the undersigned, 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/herself to be the _____ of FDG-NHC OPTIMA JV, LLC, and that as such _____, he/she executed the foregoing instrument for the purposes therein contained, by personally signing his/her name.

WITNESS, my hand and seal on this the _____ day of _____, 20____.

{SEAL}

NOTARY PUBLIC

My Commission Expires: _____

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. KEN MOORE
Mayor

Date: _____

ATTEST:

By: _____
ANGIE SKARP
City Recorder

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dr. Ken Moore and Angie Skarp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves respectively to be the Mayor, and the City Recorder of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Recorder executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and seal on this the _____ day of _____,
20____.

{SEAL}

NOTARY PUBLIC

My Commission Expires: _____

Approved as to Form:

Shauna R. Billingsley, City Attorney



File #: 26-0200

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Alderman Patrick Baggett

SUBJECT:

*Consideration Of Resolution 2026-09, A Resolution Reaffirming Cooperative Growth Planning In Williamson County And Opposing Williamson County Commission's Proposed Big Government Over-Regulation On Property Owner's Within The Urban Growth Boundary
WS 2/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve (item name).

RESOLUTION 2026-09

A RESOLUTION REAFFIRMING COOPERATIVE GROWTH PLANNING IN WILLIAMSON COUNTY AND OPPOSING COUNTY COMMISSION'S PROPOSED BIG GOVERNMENT OVER-REGULATION ON PROPERTY OWNERS WITHIN THE UGB

WHEREAS, the City of Franklin and Williamson County have, for decades, engaged in cooperative, long-term planning efforts related to infrastructure, growth management, public services, and economic development, which have contributed significantly to the County's high quality of life and economic competitiveness; and

WHEREAS, these partnerships have been built on mutual respect, shared responsibility, and an understanding that effective governance is best achieved through collaboration rather than unilateral action; and

WHEREAS, Resolution 2-26-20, as adopted by the Williamson County Commission, proposes to materially alter long-standing planning and infrastructure frameworks that have been in place for decades and upon which municipalities, taxpayers, and private stakeholders have reasonably relied; and

WHEREAS, such action risks dramatically impacting existing long-term infrastructure planning by municipalities without adequate consultation, coordination, or collaboration with the municipalities most directly affected, including the City of Franklin; and

WHEREAS, residents of the City of Franklin are also county taxpayers, and legislative proposals advanced at the county level that affect municipalities necessarily impact the same citizens who fund and rely upon both levels of government; and

WHEREAS, the City of Franklin strongly opposes the practice of the Williamson County Commission adopting resolutions that direct the pursuit of state legislation with sweeping municipal consequences absent one ounce of meaningful engagement with the affected cities; and

WHEREAS, the cooperative relationships between Williamson County and its municipalities have historically involved both shared benefits and shared costs, and have never been founded upon zero-sum outcomes, but rather upon a collective sense of community and partnership; and

WHEREAS, the City of Franklin strongly condemns the process by which Resolution 2-26-20 was drafted, reviewed, and adopted—particularly the lack of transparency, municipal consultation, and collaborative deliberation prior to instructing the County's state legislative delegation to pursue statutory changes affecting municipal authority and taxpayers; and

WHEREAS, Resolution 2-26-20 would impose additional regulatory layers and red tape, particularly on property owners within established Urban Growth Boundaries; and

WHEREAS, this expansion of governmental oversight would increase interference with property rights currently enjoyed by citizens, contradict long-standing planning frameworks, and run counter to the conservative principles of limited government and respect for private property that many County Commissioners publicly espouse; and

WHEREAS, the City of Franklin urges the State of Tennessee legislative delegation to recognize this lapse in process and to refrain from advancing legislation that materially affects municipalities without clear evidence of good-faith collaboration among all impacted local governments; and

WHEREAS, the City of Franklin believes that many of the underlying concerns raised by the County Commission are shared in principle across jurisdictions, and that these concerns are best addressed through direct, collaborative engagement among the County and its municipalities rather than through unilateral resolutions or legislative directives.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the City hereby expresses its strong opposition to Williamson County Commission Resolution 2-26-20 as a departure from the long-standing collaborative spirit that has defined intergovernmental relations within the County; and

BE IT FURTHER RESOLVED, that the City of Franklin strongly condemns County initiated requests for changes in state legislation that would impact municipal residents and taxpayers without municipal participation in its recommendations; and

BE IT FURTHER RESOLVED, that the City of Franklin calls upon the Williamson County Commission and all municipalities within the County to convene in good faith to collaboratively address shared challenges, reaffirm cooperative planning principles, and pursue solutions that respect both municipal authority and countywide interests; and

BE IT FURTHER RESOLVED, that the City of Franklin requests the State of Tennessee legislative delegation to acknowledge the procedural deficiencies associated with Resolution 2-26-20 and to encourage renewed intergovernmental collaboration prior to any support of legislative action; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be transmitted to the Governor of the State of Tennessee, the Speaker of the Tennessee House of Representatives, the Speaker of the Tennessee Senate, the Williamson County legislative delegation, and other appropriate state and federal officials, as deemed necessary, in order to formally express the City's position.

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 #: 21-0110

DATE: 2/24/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Consideration Of COF Contract No. 2026-0082, With Energy Source Partners and Wesbanco Bank For Collateral Assignment Of Solar Lease

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract 2026-0082.

BACKGROUND/STAFF COMMENTS:

The City's Water Reclamation Facility located at 135 Claude Yates Drive is the municipality's largest consumer of electricity which equates to approximately \$1.4 million in energy expenditures each year. The City staff and Energy Source Partners collaborated on a contract amendment that was approved on the December 12, 2024 BOMA agenda that expanded the leased premises to support a total of up to 1.5 MW of solar and battery storage. The contract amendment allows Energy Source Partners to replace and upgrade the existing panels that were installed in 2012, expand the leased premises from one acre to approximately 4.22 acres, provide battery storage to reduce the peak demand, and use the additional electricity generated to feed plant operations rather than going into the electric grid. The amendment extended the length of the contract to twenty years from the date of commercial operation.

Energy Source Partners has engaged with WesBanco for the funding of the project. The primary purpose of the proposed collateral agreement between the City of Franklin, Energy Source Partners, and WesBanco is to provide a process forward in the event of a default.

FINANCIAL IMPACT:

There is no financial impact to the City, but the City would have the first right of refusal to purchase the system in the event of a default.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2026-0082.

Prepared by:

Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219
Attn: Mary Lucille Noah

COLLATERAL ASSIGNMENT OF SOLAR LEASE

THIS COLLATERAL ASSIGNMENT OF SOLAR LEASE (this “Assignment”) is made as of _____, 2026 by ENERGY SOURCE PARTNERS, a Tennessee limited liability company (herein “Assignor”), and the CITY OF FRANKLIN, a Tennessee municipal corporation (herein, the “City”), to and for the benefit of WESBANCO BANK, a West Virginian banking corporation (the “Assignee”).

W I T N E S S E T H:

A. Assignor leases the real property (the “Leased Premises”) in Williamson County, Tennessee, legally described on Exhibit A attached hereto pursuant to a Solar Services and Site Lease Agreement dated December 13, 2011 between Assignor, as tenant, and City of Franklin, as landlord (the “Lease”).

B. Assignee has agreed to extend credit to Assignor, subject to and pursuant to the terms of, among other things, that certain Construction Loan Agreement dated as of the date hereof, between Assignee and Assignor (as amended, restated, supplemented or otherwise modified from time to time, the “Loan Agreement”). Except for references to terms used in the Lease, capitalized terms used herein but not otherwise defined in this Assignment shall have the meanings given to such terms in the Loan Agreement.

C. The execution of this Assignment by Assignor and the City is a condition precedent to the first advance for the project to be constructed, owned and operated by Assignor under the terms of the Loan Agreement.

E. Assignor and the City will receive both direct and indirect benefits from Assignee’s extension of credit to Assignor.

NOW, THEREFORE, in consideration of the indebtedness evidenced by the Loan Documents, Assignor and Assignee agree as follows:

1. Assignment Clauses. Assignor, intending to be legally bound and in consideration of the premises, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto Assignee all right, title and interest of Assignor in and to the Lease.

2. Representations. Assignor represents and warrants to Assignee that (a) it has made no prior assignment of Assignor’s interest in the Lease; (b) no default exists in the Lease and there

exists no state of facts which, with the giving of notice or passage of time, or both, would constitute a default under the Lease; and (c) Assignor is the sole owner of the tenant's interest in the Lease.

3. Negative Covenant of Assignor. Except as permitted under the Loan Agreement, Assignor, without first obtaining the written consent of Assignee, shall not consent to (a) the cancellation or surrender of the Lease; or (b) any modification of the Lease.

4. Affirmative Covenant of Assignor. Assignor will at its sole cost and expense faithfully perform the covenants of Assignor as tenant under the Lease. Assignor shall advise Assignee in writing immediately of any default by any party to the Lease.

5. Default. Upon, or at any time after, (a) a default in the performance of any covenant or agreement herein or (b) an Event of Default under the Loan Agreement, Assignee may exercise any rights and remedies available to it under the Loan Documents and applicable law, subject to the City's Right of First Refusal set forth in Section 12 below.

6. Assignee's Right to Exercise Remedies. No remedy conferred upon or reserved to Assignee herein or pursuant to the Loan Agreement or any of the Loan Documents intended to be exclusive of any other remedy or remedies, and each and every such remedy herein or in the Loan Documents shall be cumulative and concurrent and shall be in addition to every other remedy given hereunder and thereunder or now or hereafter existing at law or in equity or by statute. The remedies may be pursued singly, successively or together against Assignor at the sole discretion of Assignee. No delay or omission of Assignee to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein, and every power and remedy given by this Assignment to Assignee may be exercised from time to time as often as may be deemed expedient by Assignee.

7. Estoppel Certificate.

(a) The City and Assignor hereby represent that, as of the date hereof, the Lease and any memorandum of lease filed with the Lease (collectively, the "Lease Documents") have not been modified, changed, altered, assigned, supplemented or amended in any respect since their respective dates of execution.

(b) The City and Assignor hereby represent that, as of the date hereof, neither the City nor Assignor is in default of its obligations under the Lease Documents, and, to the best of their knowledge, no event has occurred nor does any condition exist that with the giving of notice or the lapse of time, or both, would constitute such a default and the City has no claim against the Assignor and no offset or defense to enforcement of any terms of the Lease and the City has not advanced any funds for or on behalf of the Assignor for which the City has a right to deduct from or offset against future rent payments. All rent and all other charges and obligations of the Assignor under the Lease have been paid in full through the date hereof. The Lease Documents are valid and in full force and effect on the date hereof.

8. Consent and Agreement.

(a) The City acknowledges and agrees that notwithstanding anything to the contrary contained in the Lease (i) the City consents to this Assignment; (ii) the City agrees that

in the event that Assignee seeks to enforce its rights and remedies hereunder that Assignee or any successor-to-Assignee (whether by public or private sale or otherwise) may become the successor of the Assignor's right, title and interest in and to the Lease, subject to compliance with applicable law and the City's required approval processes; and (iii) to the City's knowledge, the execution, delivery and performance by the Assignor of its obligations under the Loan Documents will not violate the provisions of the Lease.

(b) This Assignment and the certifications set forth above are made with the understanding that Assignee, Assignor and their respective successors and assigns will be relying upon them.

9. Landlord Subordination and Waiver. The City hereby subordinates to the lien and security interests of Assignee all right, title, interest, lien, claim or encumbrance, whether statutory, common law, contractual or otherwise, that the City may now or hereafter have in or to the equipment, fixtures, improvements and other personal property owned by Assignor and located at or affixed to the Leased Premises (the "Collateral"). The City waives any landlord's lien or similar right that may arise under applicable law with respect to the Collateral.

10. Personal Property. The City acknowledges and agrees that all equipment, fixtures, and other Collateral installed by Assignor at the Leased Premises shall at all times remain the personal property of Assignor (or Assignee, as applicable) and shall not be deemed fixtures or part of the real property. The City consents to the filing of UCC financing statements and fixture filings by Assignee for the purpose of perfecting its security interest in the Collateral.

11. Entry and Removal Rights. Upon the occurrence of an Event of Default, Assignee shall have the right, upon reasonable prior notice to the City and subject to the City's reasonable site access and safety requirements, to enter the Leased Premises for the purpose of inspecting, removing, selling, or otherwise exercising remedies with respect to the Collateral, subject to the City's Right of First Refusal set forth in Section 12 below. Assignee shall repair any material damage caused by such removal.

12. City Right of First Refusal. Upon the occurrence of an Event of Default and prior to any sale or other disposition of the Collateral to a third party, Assignee shall provide the City with written notice of its intent to sell the Collateral. The City shall have thirty (30) days from receipt of such notice to elect, by written notice to Assignee, to purchase the Collateral.

The purchase price shall be the fair market value of the Collateral, as determined by an independent third-party appraiser mutually acceptable to the City and Assignee, or, if mutually agreed by the City and Assignee, the outstanding indebtedness secured by the Collateral.

If the City timely elects to purchase the Collateral, the closing shall occur within thirty (30) days following the City's election. If the City does not timely elect to purchase, or fails to close within such period, Assignee may proceed with any permitted disposition of the Collateral, including removal of the Collateral from the Leased Premises, subject to applicable law.

Nothing herein shall be deemed to obligate the City to purchase the Collateral or to approve any transfer or lease of the Leased Premises except in accordance with applicable law and the City's normal approval processes

13. No Interest in Real Property. Nothing contained in this Assignment shall be deemed to grant Assignee any interest in the fee estate of the Leased Premises or any real property interest of the City, it being expressly acknowledged that Assignee's rights relate solely to the Collateral and the contractual rights assigned herein.

14. Notice to Lender; Right to Cure. Notwithstanding anything to the contrary contained in the Lease, the City agrees that it shall not terminate the Lease or exercise any right of reentry or repossession thereunder without first providing written notice of default to Assignee at the notice address set forth herein. The City shall afford Assignee a period of not less than sixty (60) days following receipt of such notice to cure such default, or to cause such default to be cured, provided that if such default is not reasonably capable of being cured within such period, Assignee shall be permitted such additional time as is reasonably necessary to effect such cure so long as Assignee is diligently pursuing the same.

15. Miscellaneous.

(a) This Assignment may not be modified, amended, discharged or waived orally, but only by an agreement in writing and signed by the party against whom enforcement of any such modification, amendment, discharge or waiver is sought.

(b) The covenants of this Assignment shall bind Assignor, the successors and assigns of Assignor, and shall inure to the benefit of Assignee, its successors and assigns.

(c) In the event any one or more of the provisions contained in this Assignment or in the Loan Documents shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of Assignee, not affect any other provision of this Assignment, but this Assignment shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

(d) This Assignment shall be governed by and construed in accordance with the laws of the State of Tennessee.

(e) Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be made in accordance with the terms of the Loan Agreement.

(f) This Assignment may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

(g) ASSIGNOR AND THE CITY HEREBY WAIVE ANY RIGHT TO A JURY TRIAL ON ANY CAUSE OF ACTION ARISING WITH RESPECT TO THEIR LIABILITY HEREUNDER.

[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF SOLAR LEASE]

IN WITNESS WHEREOF, the parties have duly executed and delivered this Assignment to be effective as of the day and year first above written.

ASSIGNOR:

ENERGY SOURCE PARTNERS,
a Tennessee limited liability company

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 the _____ of ENERGY SOURCE PARTNERS, a Tennessee limited liability company, the within named bargainor, and that he in such capacity executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of such company.

Witness my hand and seal, at Office in _____, Tennessee, this _____ day of _____, 202_.

Notary Public, State of Tennessee

[Printed name]

My Commission expires: _____

[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF SOLAR LEASE]

WESBANCO BANK, a West Virginia banking corporation

By: _____

Name: Chris Kincaid

Title: Senior Vice President

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Chris Kincaid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of WESBANCO BANK, a West Virginia banking corporation, the within named bargainor, and that he in such capacity executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of such banking corporation.

Witness my hand and seal, at Office in _____, _____, this
_____ day of _____, 202_.

Notary Public, State of _____

[Printed name]

My Commission expires: _____

[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF SOLAR LEASE]

THE CITY OF FRANKLIN,
a Tennessee municipal corporation

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 the _____ of THE CITY OF FRANKLIN, a Tennessee municipal corporation, the within named bargainor, and that he in such capacity executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of such company.

Witness my hand and seal, at Office in _____, Tennessee, this _____ day of _____, 202_.

Notary Public, State of Tennessee

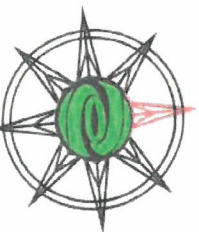
[Printed name]

My Commission expires: _____

Approved as to form:

Shauna R. Billingsley
City Attorney

**EXHIBIT A
LEASED PREMISES**

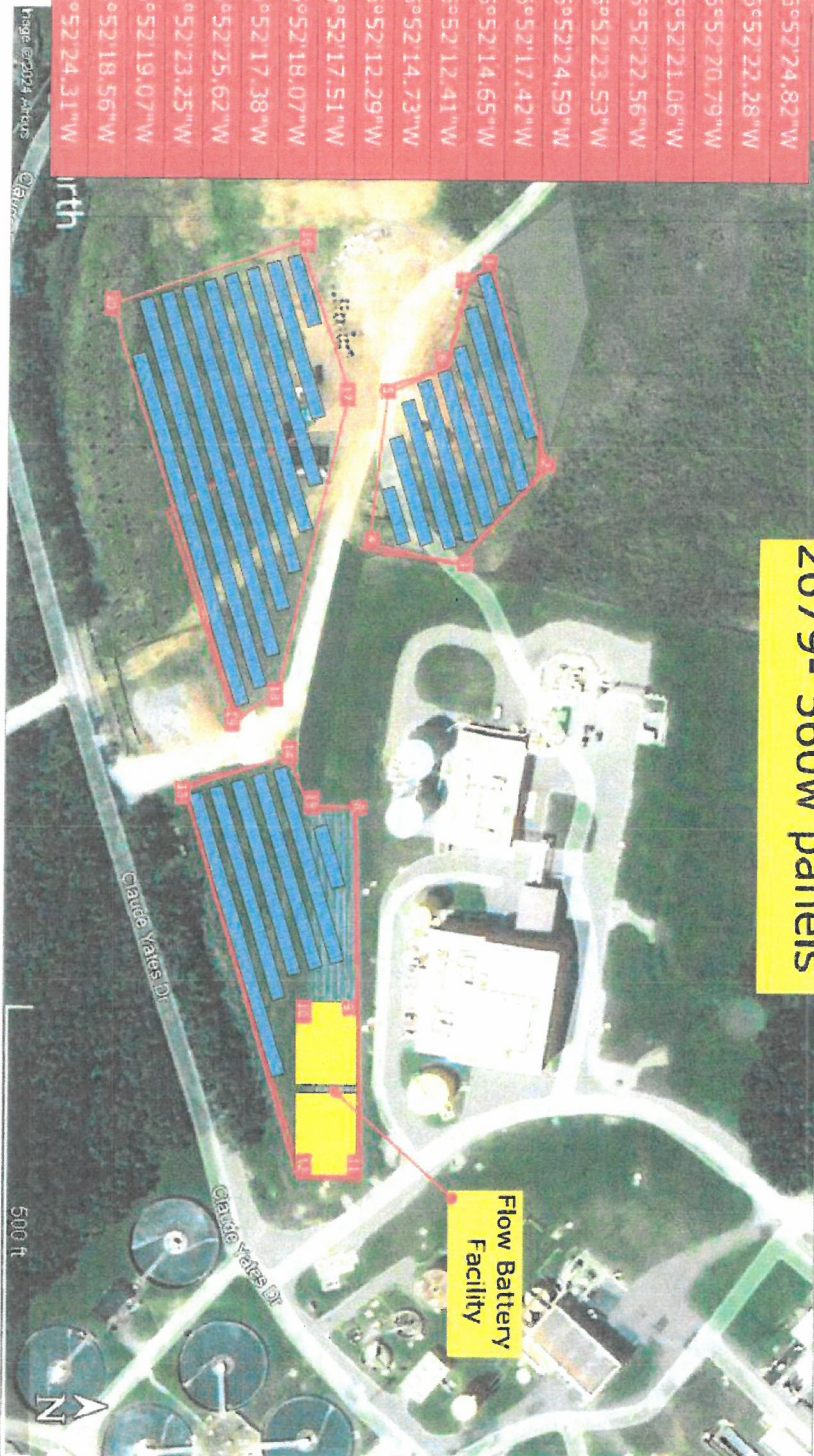


CONTROL POINTS

1	N35°56'30.76"W	N86°52'24.82"W
2	N35°56'31.55"W	N86°52'22.28"W
3	N35°56'30.52"W	N86°52'20.79"W
4	N35°56'29.53"W	N86°52'21.06"W
5	N35°56'26.64"W	N86°52'22.56"W
6	N35°56'30.33"W	N86°52'23.53"W
7	N35°56'30.50"W	N86°52'24.59"W
8	N35°56'29.38"W	N86°52'17.42"W
9	N35°56'29.42"W	N86°52'14.65"W
10	N35°56'29.49"W	N86°52'12.41"W
11	N35°56'28.73"W	N86°52'14.73"W
12	N35°56'28.67"W	N86°52'12.29"W
13	N35°56'27.34"W	N86°52'17.51"W
14	N35°56'28.46"W	N86°52'18.07"W
15	N35°56'28.83"W	N86°52'17.38"W
16	N35°56'28.48"W	N86°52'25.62"W
17	N35°56'29.18"W	N86°52'23.25"W
18	N35°56'28.54"W	N86°52'19.07"W
19	N35°56'28.08"W	N86°52'18.56"W
20	N35°56'26.60"W	N86°52'24.31"W

4.22 Acres
2679- 560w panels

Flow Battery
Facility



Merrille & Howe

Tel: (615) 333-8226
Fax: (615) 333-3884



8 Westlake Drive
Nashville, TN 37205

Engineering Inc.

Description

Project Overview

2679-560W Modules

Title : City of Franklin WWTP

Address : 135 Claude Yates Dr, Franklin, Tn 37064

project#2404

Drawn By : Justin Anderson

9/16/24

A.1



File #: 21-01727

DATE: 2/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Paul Holzen, Director of Engineering
Chris Franklin, Budget & Performance Analyst

SUBJECT:

FY 2026-2035 Capital Investment Plan Quarterly Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update of progress on the 10-year Capital Investment Plan (FY 2026-2035).

BACKGROUND/STAFF COMMENTS:

In October 2025, the Board of Mayor and Aldermen approved Resolution 2025-85, which updated and amended the 10-year Capital Investment Plan to account for available funding and desired projects for FY 2026-2035. As part of that approval, staff promised, as a process improvement, we would come back to the BOMA and provide quarterly updates on progress on approved CIP Projects. This update will include:

- Summary of Completed Projects through 2025
- Status Updates on all CIP projects Under Construction, in Bidding, or Right-of-Way Acquisition and Design
- Forecast of Future Process Improvements

Staff welcomes questions and Board feedback on the update and future process improvements.

FINANCIAL IMPACT:

The projects approved in the FY 2026-2035 Capital Investment Plan total over \$458,000,000 in public investment, funded through a variety of sources.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the report on progress on the FY 2026-2035 Capital Investment Plan.



City of Franklin, Tennessee

Board of Mayor and Aldermen

Quarterly Update of the Capital Investment Plan

BOMA Work Session

February 24, 2026



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Slide 2

Agenda

Updates

- Project Updates**
 - Completed Projects**
 - Ongoing Projects**
- The Road Ahead**



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Project Updates



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Completed Projects



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects Completed

Completed Projects 2020-2024:

- 14 projects
- \$57.8 Million in Public Investment

Completed Project Types

- Parks & Recreation: 5 projects; Total investment \$13.8 Million
- Transportation: 4 projects; Total investment \$30.6 Million
- General Services: 4 Projects; total Investment \$11.4 Million
- Stormwater: 2 projects; Total Investment \$2.0 million



City of Franklin, Tennessee **FY 2026-2035 Capital Investment Plan Quarterly Update**

Capital Projects – Completed 2025

Bicentennial Park

Project Status: 10 acres park including an open-air pavilion, 57 parking spaces, connections to existing trails, public plaza, multiple picnic areas, and a stage for small community performances or movies in the park.

Financing Summary:

Source	Budget	Spent
Cash	\$ 4,215,112	\$ 3,195,881
City Facilities	\$ 6,000,000	\$ 6,000,000
Park. Ded. (Q4)	\$ 1,500,000	\$ 1,500,000
Total	\$11,715,112	\$10,695,881



Timeline:

Start Date: 2001 (Scoping), 2019 (Design), 2023 (Construction)
Completion Date: June 18, 2025



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects – Completed 2025

Main Barn - Harlinsdale

Project Status: This project is complete, and inclusive of fully renovated barn, kitchen facility, ADA improvements, restoration of Mr. Harlin's office, HVAC, fire suppression and storage space.



Financing Summary:

Source	Budget	Spent
Grants	\$ 100,000	\$ 100,000
City	\$3,600,004	\$2,883,683
Private Fundraising	\$ 300,000	\$ 300,000
Total	\$4,000,004	\$3,283,683

Timeline:

Start Date: 2021 (Design); 2023 (Construction)
Completion Date: 2025



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects – Completed 2025

Bundled Bridges Construction & Rehabilitation

Project Status: This project included repairs, widening, and/or replacement of five (5) separate bridges across the City:

- 1) West Main Street (SR-246) Bridge Widening
- 2) Pratt Lane Bridge Demolition and Reconstruction
- 3) Spencer Creek Road Pipe Removal and Box Culvert Construction
- 4) Bakers Bridge Avenue Repairs
- 5) Mallory Lane Bridge Repairs

Financing Summary:

Source	Budget	Spent
Cash	\$3,863,035	\$3,295,946
Total	\$3,863,035	\$3,295,946

Timeline:

Start Date: 2022

Completion Date: 2023



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects – Completed 2025

Jordan Road (Aspen Grove Dr-Mallory Ln)

Project Status: This project consisted of improvements including the reconstruction of Jordan Road to a city-standard 2-lane street, curb & gutter drainage, sidewalks, bike lanes, and street lighting. The contractor earned the full available bonus of \$100,000 by completing this project several months in advance of the contract deadline.

Financing Summary:

Source	Budget	Spent
Cash	\$ 267,187	\$ 267,187
Road Impact (CA1)	\$3,100,000	\$3,100,000
Total	\$3,367,187	\$3,367,187



Timeline:

Start Date: 2019 (Design); 2023 Construction
Completion Date: 2025



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Ongoing Projects



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

FY 2026-2035 Capital Investment Plan

Scorecard as of February 2026

	Project	Category	Budget	Spent to Date	Completion Date	Project Phase				
						Design	Right-Of-Way	Bidding	Construction	Complete
☒	USACE - Home Raising Project	Stormwater	\$ 10,500,000	\$ 3,533,445	2027				●	
☒	New City Hall & Public Parking Structure	General Services	\$ 102,066,695	\$ 27,700,184	2027				●	
☒	Robinson Lake	Parks & Recreation	\$ 15,628,284	\$ 7,610,562	2027			●		
☒	Lewisburg Sidewalk - to Collins Farm	Transportation	\$ 4,156,145	\$ 587,067	2027			●		
☒	Mack Hatcher Pkwy & Hillsboro Road Intersection	Transportation	\$ 3,950,000	\$ 17,770	2027	●				
☒	Del Rio Pike Culvert Replacement	Transportation	\$ 2,000,000	\$ -	2027	●				
☒	McEwen Phase 4	Transportation	\$ 56,099,000	\$ 14,830,156	2028				●	
☒	The Pearl - Phase I	Parks & Recreation	\$ 64,884,584	\$ 22,520,198	2028				●	
☒	Liberty Park Improvements - Phase I	Parks & Recreation	\$ 11,672,355	\$ 616,296	2028			●		
☒	Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	\$ 21,000,000	\$ 1,504,587	2029	●				
☒	E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	\$ 18,599,999	\$ 1,901,594	2030		●			
☒	Long Ln and Old Peytonsville Rd Connector	Transportation	\$ 28,200,000	\$ 9,528,501	2030		●			
☒	Peytonsville Road Improvements	Transportation	\$ 8,000,000	\$ 79,924	2030	●				
☒	Boyd Mill Ave (South of SR96-Downs Blvd)	Transportation	\$ 10,400,000	\$ -	2030	●				
☒	Mack Hatcher Multiuse Trail (Franklin-Hillsboro) Design	Transportation	\$ 800,000	\$ 209,058	2031	●				
☒	Church St. (Columbia to 2nd Ave S)	Transportation	\$ 16,141,666	\$ 927,584	2031	●				
☒	Eddy Lane (SR-96 to Liberty Pike)	Transportation	\$ 9,500,000	\$ -	2031	●				
☒	Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	Parks & Recreation	\$ 900,000	\$ -	2031	●				
☒	Main St Sidewalk Repair Project	Transportation	\$ 3,013,164	\$ 12,932	2032	●				
☒	Franklin Road Improvements (SR-397 to Mallory St.)	Transportation	\$ 14,000,000	\$ -	2032	●				
☒	South Margin Street and 5th Avenue Intersection	Transportation	\$ 3,150,000	\$ 78,850	2032	●				
☒	Fire Station 3 Replacement	General Services	\$ 10,500,000	\$ -	2033	●				
☒	Goose Creek By-Pass & Carothers Extensions	Transportation	\$ 40,000,000	\$ -	2033	●				
☒	Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	Parks & Recreation	\$ 1,700,000	\$ -	2033	●				
☒	Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	\$ 800,000	\$ 83,353	2035	●				
☒	Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	\$ 350,000	\$ -	2035	●				
Total - Local Projects			\$ 458,011,892	\$ 91,742,061						

	Project	Category	Budget	Spent to Date	Completion Date	Design	Right-Of-Way	Bidding	Construction	Complete
☒	SR 397 Mack C. Hatcher Memorial Parkway Widening (SE)	Transportation	\$ 100,000,000	\$ -	2032	●				
☒	SR 96 Bridge Replacement over the Harpeth River	Transportation	\$ 10,000,000	\$ -	TBD	●				
☒	SR 6 Bridge Replacement over the Harpeth River	Transportation	\$ 10,000,000	\$ -	TBD	●				
Total - State Projects			\$ 120,000,000	\$ -						

Capital Projects – Under Construction

U.S. Army Corps of Engineers (USACE) Home Raisings

Project Status: This program is closed to new applications. The U.S Army Corps of Engineers and the City are working with the remaining homeowners to complete the project.

Financing Summary:

Source	Budget	Spent
Federal	\$ 6,825,000	\$ 2,296,739
City	\$ 1,837,500	\$ 618,353
Homeowners	\$ 1,837,500	\$ 618,353
Total	\$10,500,000	\$ 3,533,445



Timeline:

Start Date: 2023

Anticipated Completion Date: 2027

City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects – Under Construction

New City Hall & Public Parking Structure

Project Status: Under construction.
Parking structure/basement foundation completed; Floor one elevated slabs underway. 3 of 4 ERP packages bid; final Guaranteed maximum Price should be determined by March 2026.



Financing Summary:

Source	Budget	Spent
Cash	\$17,066,000	\$ 8,075,707
Debt	\$85,000,000	\$19,624,477
Total	\$102,066,000	\$27,700,184

Timeline:

Start Date: 2018 (Scoping); 2021 (Design); 2025 (Construction)
Completion Date: Fall 2027

Capital Projects – Under Construction

The Pearl – Phase I

Project Status: Heavy site grading continues, along with work on bores under I-65 to install water and reclaimed water lines for the new park; Site grading operations are ongoing, alongside the vertical construction of the new outlet structure for the lake.

Financing Summary:

Source	Budget	Spent
Cash	\$24,548,432	\$14,862,230
Debt	\$54,464,436	\$15,268,530
Private	\$ 1,500,000	\$ 0
Total	\$80,512,868	\$30,130,760



Timeline:

Start Date: 2025 Construction
Anticipated Completion Date:
2027 (Robinson Lake); 2028
(The Pearl)

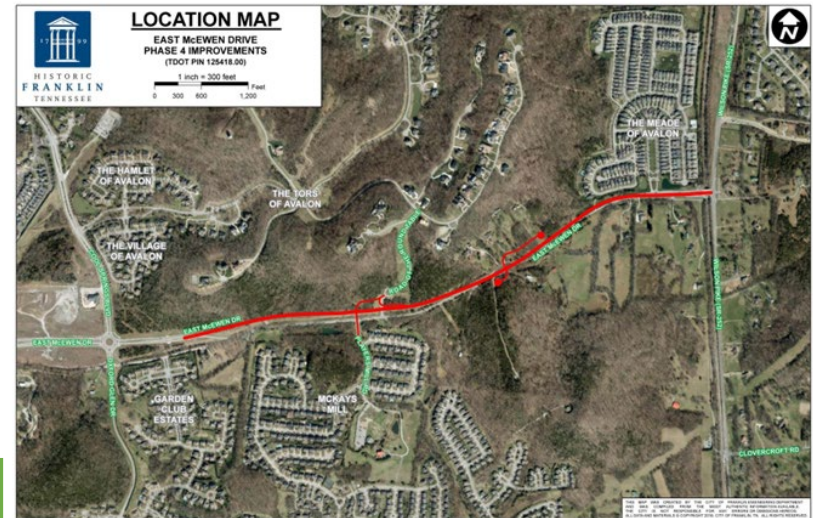
Capital Projects – Under Construction

East McEwen Phase 4

Project Status: The contractor is continuing heavy grading operations and Phase 1 utility relocations.

Financing Summary:

Source	Budget	Spent
Federal (Grants)	\$30,240,000	\$ 0
Bonds (City)	\$ 9,291,838	\$ 9,291,838
R.I. (Arterial)	\$14,839,957	\$ 5,538,318
Utilities	\$ 1,727,205	\$ 0
Total	\$56,099,000	\$14,830,156



Timeline:

Start Date: 2022

Anticipated Completion Date: 2028

Capital Projects – Bidding/Construction

Lewisburg Sidewalk to Collins Farm

Project Status: The design is complete for Phase 1, and the necessary property has been acquired. The City is currently coordinating with CSX to obtain permission for an easement to cross the railroad.

Financing Summary:

Source	Budget	Spent
Cash	\$3,556,145	\$ 587,067
Water	\$ 300,000	\$ 0
Sewer	\$ 300,000	\$ 0
Total	\$4,156,145	\$ 587,067



Timeline:

Start Date: 2025

**Anticipated Completion Date:
2027**

Capital Projects – Bidding/Construction

Liberty Park

Project Status: The project team is currently revising the design to incorporate pickleball courts. The bridge and irrigation replacement are current in the bidding phase with the overall park anticipated to bid in 2027.



Financing Summary:

Source	Budget	Spent
Hotel/Motel	\$4,000,000	\$0
Parkland Dedication (Q1)	\$7,672,355	\$616,296
Total	\$11,672,355	\$616,296

Timeline:

Start Date: 2024

Anticipated Completion Date:

Bridge Replacement – 2026

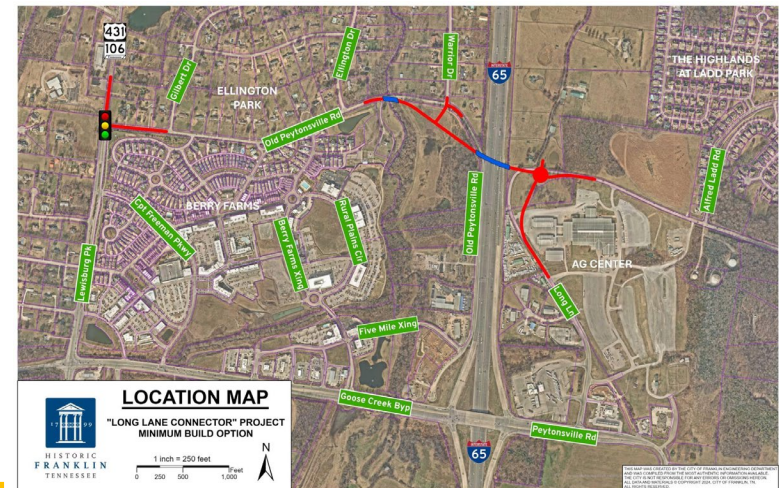
Irrigation Replacement – 2026

Park Improvements – 2028

Capital Projects – Right-Of-Way Acquisition/Bidding

Old Peytonsville Road & Long Lane Bridge & Connector

Project Status: The project team is currently conducting final design coordination with local utilities for the planned infrastructure relocations and upgrades associated with this project. Additionally, the city has received the initial batch of documents necessary to initiate the right-of-way (ROW) and easement acquisition process. As a result, the city is negotiating with a consulting firm to manage the required property acquisitions.



Source	Budget	Spent
Cash	\$ 3,513,700	\$ 773,288
Debt	\$10,000,000	\$ 0
Road Impact (CA2)	\$14,686,300	\$8,755,213
Total	\$28,200,000	\$9,528,501

Timeline:

Start Date: 2020

Anticipated Completion Date: 2030

Capital Projects – Right-Of-Way Acquisition/Bidding

East McEwen Phase 5

Project Status: The right-of-way (ROW) and easement acquisition process is underway for both the City of Brentwood and the City of Franklin.

Financing Summary:

Source	Budget	Spent
City of Brentwood	\$10,350,259	\$1,058,171
City of Franklin	\$ 8,249,740	\$ 843,422
Total	\$18,599,999	\$1,901,594



Timeline:

Start Date: 2022

Anticipated Completion Date: 2030

City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Capital Projects - Design (Local - Committed)

Projects	Budget	Spent to Date	Status
Goose Creek By-Pass & Carothers Extensions	\$40,000,000	\$0	Goal: 2033; not started
Mallory/N Royal Oaks/Liberty	\$21,000,000	\$1,504,587	Goal: 2029; design 50%
Church Street	\$16,141,666	\$927,584	Goal: 2031; design underway
Franklin Road Improvements (SR-397 to Mallory St.)	\$14,000,000	\$0	Goal: 2032; not started
Fire Station 3 Replacement	\$10,500,000	\$0	Goal: 2032; not started
Boyd Mill Ave (South of SR96-Downs Blvd)	\$10,400,000	\$0	Goal: 2030; not started
Eddy Lane (SR-96 to Liberty Pike)	\$9,500,000	\$0	Goal: 2031; not started
Peytonsville Road Improvements	\$8,000,000	\$79,924	Goal: 2030; design underway
Mack Hatcher Pkwy & Hillsboro Road Intersection	\$3,950,000	\$17,770	Goal: 2027; design underway
South Margin Street and 5th Avenue Intersection	\$3,150,000	\$78,850	Goal: 2032; design underway
Main St Sidewalk Repair Project	\$3,013,164	\$12,932	Goal: 2032; design underway
Del Rio Pike Culvert Replacement	\$2,000,000		Goal: 2027; design complete
Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	\$1,700,000	\$0	Goal: 2033; not started
Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	\$900,000	\$0	Goal: 2031; not started
Greenway (Aspen Grove to Mack Hatcher)	\$800,000	\$83,353	Goal: 2035; design underway
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$800,000	\$209,058	Goal: 2031; design complete
Greenway (Pinkerton Park to Franklin Road Bridge)	\$350,000	\$0	Goal: 2035; not started



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

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Capital Projects - Design (State - Committed)

Projects	Budget	Spent to Date	Local Share/State Share
SR 397 Mack C. Hatcher Memorial Parkway Widening (Southeast Quadrant)	\$100,000,000	\$0	\$50,000,000/\$50,000,000
SR 96 Bridge Replacement over the Harpeth River	\$10,000,000	\$0	\$1,000,000/\$9,000,000
SR 6 Bridge Replacement over the Harpeth River	\$10,000,000	\$0	\$1,000,000/\$9,000,000



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

The Road Ahead

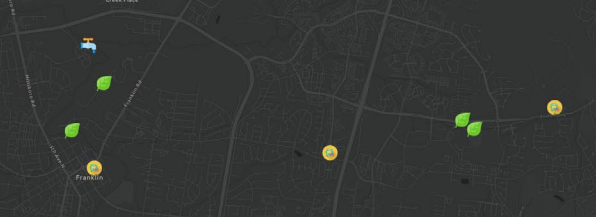
City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Process Improvements

- Continual updates of Interactive CIP Project map and pages - <https://apps.franklinton.gov/active-projects/>

CITY OF FRANKLIN
CAPITAL PROJECTS





EAST MCEWEN DRIVE PHASE 4 IMPROVEMENTS

CLICK HERE FOR PROJECT DETAILS


Project Manager:
DAVID HODNETT


Project Type:
TRANSPORTATION

PROJECT OVERVIEW:

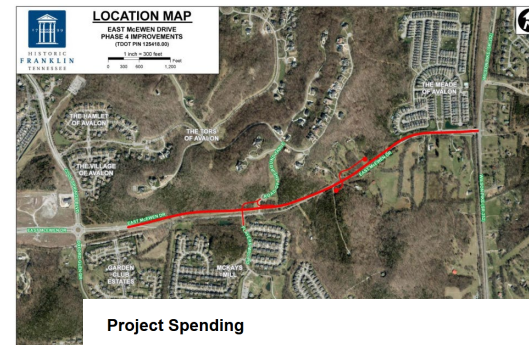
The City of Franklin is utilizing City funds, along with up to \$30.24M in Federal Surface Transportation Block Grant (STBG) funds, to reconstruct and widen East McEwen Drive, from east of the roundabout at Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). The final project will be a median divided, 4-lane facility with left-turn lanes as needed. The project will include: curb & gutter, an ADA-compliant sidewalk, a multi-use path, and street lighting.

PROJECT UPDATE

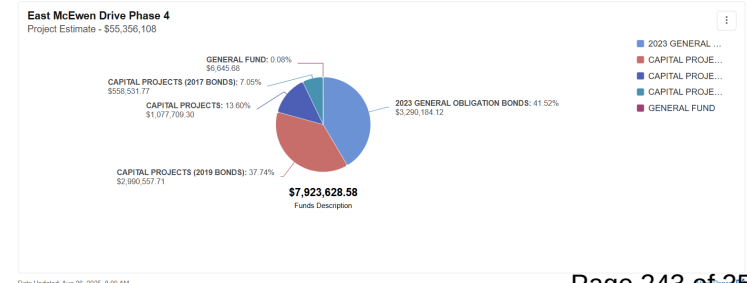
"All clearing is complete for the new roadway. Middle Tennessee Electric will be clearing their acquired easements, and Vulcan is installing a new 8" high pressure gas main through the project. Players Mill and Road of the Roundtable will be closed to traffic on August 13, 2025, in order to install the gas main and begin building foundations for retaining walls located at these intersections. Removing overburden soil on the hill at the Intersection near Road of the Roundtable will begin to fill in the low areas of the new roadway alignment. Rock drilling is tentative to begin August 28, and once the overburden soil is removed then blasting will commence. All homes within 300 feet of the blast area will be surveyed before blasting begins (As per State of Tennessee requirements)."



East McEwen Drive Phase 4 Improvements



Project Spending



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Updates on Data-Driven Scoring System:

- Staff (Engineering, Budget & Performance) has been researching a data-driven scoring system used by GNRC and other MPOs**
- Scoring rubric still in development; however, components being considered include but are not limited to:**

Category	Definition
State of Good Repair	Project is necessary to maintain existing infrastructure
Roadway Safety	Projects' contribution to improving unsafe conditions
Congestion Management	Impact project will have on easing congestion/improving traffic flow
Economic Opportunity	Potential economic impact of completing/not-completing project
Neighborhood/ Community Impact	Location, time (it takes to complete) considerations
Alignment with Plans	Envision Franklin, Major Throughfares Plan, Transit Master Plan, etc.



City of Franklin, Tennessee

FY 2026-2035 Capital Investment Plan Quarterly Update

Questions



File #: 21-01793

DATE: 2/24/2026
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 implemented a request tracking system to manage 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, often times, the issues involve communication and coordination with multiple departments and/or require deeper research. Since the beginning of the tracking system, staff has completed 108 requests. Currently, there are 16 open/active requests and there are 15 requests that are on hold for monitoring.

It is the goal of staff to address the issues accurately and efficiently. Using this tracking system ensures that happens. Aldermen may submit their questions and issues to the Executive Assistant, who manages the system.

CBR Process

- 1.) Aldermen to email a request to Eric and Kim
 - Citizen complaints/issues
 - Information needed
- 2.) Kim to respond to Aldermen, confirming request is received
- 3.) Kim to reach out to the appropriate staff to gather information to resolve the request
- 4.) Staff will work to address the request, keeping Kim informed
- 5.) Kim will track - follow-up with staff, provide updates and status for completion of request
- 6.) Kim will update Alderman and Eric throughout the process and notify them when it's complete

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

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

Presented by Kim Bennicas

CBR PROCESS



CBR TRACKING METRICS

Completed: 108

Active: 18

Paused: 16

Note: Paused = Requests receiving long term monitoring

PROCESS MOVING FORWARD

- 1.) Aldermen to email request to Eric and Kim
 - Citizen complaints/issues
 - Information needed
- 2.) Kim to respond to Aldermen, confirming request is received
- 3.) Kim to reach out to appropriate staff to gather information to resolve the request
- 4.) Staff will work to address the request keeping Kim informed
- 5.) Kim will track - follow up with staff, provide updates and status for completion of request
- 6.) Kim will update Alderman and Eric throughout the process and notify when it's complete

Note: Citizens have the option to report a concern on the City of Franklin website <https://www.franklinton.gov/i-want-to/report>, where it will get routed to the appropriate staff and addressed in a timely manner.

THANK YOU!

