



Meeting Minutes

Work Session

Tuesday, February 24, 2026

5:00 PM

Williamson County
Auditorium

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 05:00 PM

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

Board Members Absent: None

Staff Present: Eric Stuckey, Mark Hilty, Kristine Brock, Walter Denton, Shauna Billingsley, Angie Skarp

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Annual Civil War Historical Commission Report

Sponsors: Emily Huffer, Elizabeth Bulay

Emily Huffer, Preservation Planner, and Elizabeth Bulay, Assistant Preservation Planner, presented the annual Civil War Historical Commission report. Members of the Commission in attendance were introduced and recognized. They explained that the historic wayfinding plan was completed as of late 2024 and early 2025. Current projects include the U.S. line markers program, the historic parks audio tour, and a preservation plan. Proposed signage and locations for the audio tour were shared.

Alderman Caesar inquired whether there were plans for an event or celebration to commemorate the installation of the 14 remaining line markers.

Ms. Bulay responded that it would be necessary to work with the Streets Department to schedule their installation. Ms. Huffer added that the Commission could explore the use of geolocated pins for the line markers.

Alderman Burger inquired whether the visitors center would be provided with a list of significant places and instructions.

Ms. Bulay responded that it would, and the visitors center will be updated of new installations.

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

Sponsors: Lisa Clayton

Lisa Clayton, Parks Director, presented the joint master plan for Carter Hill Park, focusing on the newly added parcels. The city will own both sides of Strahl Street by June 2026, and it will be repurposed. It will be necessary to gather feedback from residents who live in the area. The Battle of Franklin Trust will maintain the grounds.

Alderman Blanton requested confirmation that there would be no need for a turnaround when Strahl Street reaches Reddick Street, noting that it had been planned as a public connection to Granbury Street. Ms. Clayton responded that this was correct. Changes to traffic patterns may be difficult for those living on Strahl Street, but it is hoped that the new amenities will outweigh the difficulties.

Vice Mayor Baggett expressed agreement that the park expansion should improve the quality of life of those in the area. The changes may calm traffic on Strahl Street and allow for pedestrian connectivity. He requested that the Board be notified of any official meetings.

Ms. Clayton agreed to do so, noting the meeting would probably take place on-site in a tent.

Alderman Blanton suggested that accommodation be provided for those who cannot walk to the tent.

Alderman Barnhill requested clarification regarding the terms "abandon" and "repurpose." He noted that there had been discussion regarding closing that portion of Strahl Street or reconnecting Cleburne Street to Granbury Street.

Ms. Clayton responded that when a right-of-way is abandoned, it is returned to its original owner. But because the city will own Strahl Street, it will be repurposed and maintained. The engineering team has considered closing that portion of Strahl Street but felt that the proposed solution is superior. An engineering study would be required to evaluate whether to move Cleburne Street south to connect with Granbury Street.

3. Development Activity Report

Sponsors: Michael Walters Young, Katherine Harelson

Katherine Harelson, Budget and Performance Analyst, presented the development activity report for 2025. The plan review included the following highlights: four Envision Franklin plan amendments approved, 12 rezonings approved, two annexations approved, and six development plans approved, totaling 24 large-scope plans approved, which is typical of a calendar year.

Regarding permitting activity for 2025, 1,057 building permits, 5,022 trade permits, and 400 fire permits were issued, as well as 179 other permits, including pool, demolition, and floodplain, for a total of 6,658 permits. The number of building permits has remained constant for the past five years.

Slightly under \$2.5 million in permit fees was collected, which is normal. Approximately \$6.3 million in road impact fees, just over \$1 million in water impact fees, and approximately \$4.7 million in sewer impact fees were collected. Slightly under \$2 million in facilities tax was collected. Ms. Harelson noted that impact fee trends are not a reliable indication of development trends.

A total of 798 new dwelling units are under construction, comprising 239 single-family units, 39 townhome units, and 520 multi-family units. Construction values were \$278,937,086 for residential and \$586,350,511 for non-residential, for a total of \$865,287,597.

Vice Mayor Baggett clarified that these dwelling units only reflect permits, not approvals, as the projects may have been approved long ago.

Ms. Harelson shared a brief update on various boards and commission activity, noting that the boards that hear appeals have not had to meet frequently due to staff handling potential issues. She shared the development survey follow-up. There have been 33 responses to the mini surveys that went live in October 2025, with an average rating of 4.67 stars. Positive comments were received regarding helpfulness and efficiency.

Staff is exploring ways to display current development data in a more digestible format and is developing a comprehensive communication strategy to educate the public on the city's efforts to manage growth while maintaining investments in infrastructure.

Alderman Brown noted that the new development maps being created would help clarify processes.

Alderman Potts suggested that a column with ward numbers be added to the growth communication strategy.

Alderman Caesar inquired when the new road impact fees would appear on the dashboard, and whether the mini surveys identified any areas of improvement.

Ms. Harelson responded that the new road impact fee structure began on July 1, 2025, and the projects at the permit stage had been codified from the old structure. The new fees might not appear on dashboards until late 2026 or early 2027. The comment section on the mini surveys is optional, and no areas of improvement have been identified.

Alderman Burger requested information regarding the construction values.

Tom Marsh, Director of Building and Neighborhood Services, responded that applicants provide their construction costs, but the fee is based on a cost estimate in an annual publication of the International Code Council. Ms. Harelson added that the constructed values shown were those provided by the applicant.

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

The item was acknowledged and is planned for the March 10, 2026 Board of Mayor and Aldermen Meeting for consideration.

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

Michelle Hatcher, Director of Water Management, noted that the additional work on the cost-of-service study was performed in early 2025, and the amendment is to compensate the consultant. The Board had no questions regarding the amendment.

The item is planned for the February 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

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

Sponsors: Michelle Hatcher

Ms. Hatcher noted that the FDG-NHC Optima JV contract was for the new development on 2000 Aspen Way, where an HVAC condensate line is tied into the sewer. The contract would add a surcharge of 95 gallons per month to the development's sewer bill to represent the additional flow.

The item is planned for the February 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

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

Sponsors: Alderman Patrick Baggett

Vice Mayor Baggett summarized proposed Resolution 2026-09, noting that it was unchanged since the previous reading. It is in response to Williamson County Resolution 2-26-20, adopted by the County Commission.

Alderman Petersen noted the phrase "convening" in the text.

Vice Mayor Baggett responded that there is a need to convene or otherwise collaborate to address misunderstandings between County Commissioners and Aldermen regarding concerns such as expenses, budget, quality of life, and growth.

Alderman Blanton noted that city and county officials used to meet more often.

Mayor Moore noted that he has consistent dialogue with Williamson County Mayor Rogers Anderson's office. However, no County Commissioner contacted him regarding the county resolution, and the resolution seems excessive. He emphasized that there is no conflict with the County Commission.

Alderman Burger expressed agreement, noting that the Board has worked hard to maintain good relations.

Alderman Brown noted that, during discussions regarding an annexation calculator, he requested a component that considers the impact on Williamson County schools. That move represented collaboration, but the county resolution does not.

Alderman Burger suggested that anyone who had an issue with Board actions should speak with the Board so the reasoning and history can be communicated.

Vice Mayor Baggett suggested that the title of the resolution be changed to "A Resolution Reaffirming Cooperative Growth Planning in Williamson County," cutting the parts about big government and over-regulation. This may convey a more positive tone.

Alderman Petersen suggested postponing the vote.

Alderman Caesar expressed agreement with Vice Mayor Baggett's suggestion to change the title.

The item is planned for the February 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

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

Andrew Orr, Long Range Planning Supervisor, summarized the history of the collaboration with Energy Source Partners.

Shauna Billingsley, City Attorney, noted that, because the property is located on city real estate, the city needs to be party to the collateral agreement. The city will eventually own the solar panels. All parties were satisfied with the agreement.

Alderman Brown inquired whether the equipment would be outdated by the time the city owned it.

Ms. Billingsley responded that this is possible. Eric Stuckey, City Administrator, added that the progression of ownership would be linear.

Alderman Burger noted that she sits on the Sustainability Commission, and the solar panels have been a benefit to the city and will continue to be.

Alderman Potts inquired whether similar agreements have been considered for the future southeastern water reclamation site.

Mr. Stuckey responded that they have not yet been considered. The land in question cannot be used for any

other purpose.

The item is planned for the March 10, 2026 Board of Mayor and Aldermen Meeting for consideration.

9. FY 2026-2035 Capital Investment Plan Quarterly Update

Sponsors: Michael Walters Young, Paul Holzen, Chris Franklin

Michael Walters Young, Chief Budget and Performance Officer, summarized the capital projects that were completed from 2020 through 2024. A total of 14 projects were completed, totaling \$57.8 million in public investments. Four projects were completed in 2025, totaling over \$21 million.

Paul Holzen, Director of Engineering, presented the ongoing projects, which include the U.S. Army Corps of Engineers home-raising project, the new City Hall, Liberty Park, East McEwen Phase 5, and the Pearl, for which Friends of Franklin Park has donated money for a playground.

Alderman Burger inquired how far the Phase 5 extension would be.

Mr. Holzen responded that the city of Brentwood requested that it be extended to the Williamson County line so that it could continue further east to Split Log Road.

Mr. Holzen shared a list of capital projects in design.

Mr. Stuckey noted that the capital projects were part of a 10-year plan, estimated to cost approximately \$458 million. Much of it will be funded by cash resources at 70%, and a relatively low amount of debt is expected (30%).

Mayor Moore noted that the last four items on the list were sidewalks and inquired whether designs were required before grants could be found.

Mr. Holzen responded that this is usually the case. Mr. Stuckey responded that a number of trail and sidewalk projects are being designed so that grant opportunities can be taken advantage of.

Mr. Holzen shared a list of projects that will be managed by the Tennessee Department of Transportation (TDOT).

Vice Mayor Baggett suggested that the multiuse trail be removed. Mr. Stuckey responded that it is further down on the priority list. Value engineering will be considered if needed, but our priority is to secure full funding of the project.

Vice Mayor Baggett noted that there are no dates on the list and inquired regarding the construction of the State Route 96 bridge. Mr. Holzen responded that State Route 6 is scheduled for construction during the summer of 2026, and TDOT intends to work on the bridge after that.

Chris Franklin, Budget and Performance Analyst, presented a dashboard of projects, which is available on the city engineering department website.

Mr. Stuckey noted that this was Mr. Franklin's last meeting, as he has taken a position as Budget Manager for the City of Brentwood.

It was noted that more exact financing information would be available at later updates, and a data-driven scoring system is being developed.

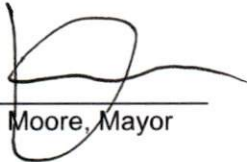
10. Presentation Of BOMA Request Tracking System

Sponsors: Angie Skarp, Kim Bennicas

Kim Bennicas, Executive Assistant to the City Administrator and Mayor, described the request tracking system, noting that 108 requests have been completed and there are currently 18 active requests and 16 paused requests. Requests should be sent to Ms. Bennicas or Mr. Stuckey. Citizens with requests that are not complicated can be directed to the website.

OTHER BUSINESS**ADJOURN**

Meeting Adjourned @ 06:50 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Lori Goshert, Recording Secretary with Minutes Solutions, Inc., and Reviewed by Sarah Schilling, Deputy City Recorder - City Recorder's Office - 3/3/2026, 1:43 PM

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