



# City of Franklin

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Franklin, TN 37064  
(615) 791-3217

## Meeting Minutes

### Work Session

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Tuesday, April 14, 2026

5:00 PM

Williamson County  
Auditorium

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#### CALL TO ORDER

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

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

Board Members Absent: Brandy Blanton

Staff Present: Eric Stuckey, Mark Hilty, Walter Denton, Kristine Brock, Shauna Billingsley, Cayce Anderson

#### CITIZEN COMMENTS

Comments on agenda items may be made in person or by emailing [recorder@franklintn.gov](mailto:recorder@franklintn.gov) before noon on the day of the meeting. Comments will be submitted for the record.

#### WORK SESSION DISCUSSION ITEMS

1. **Consideration Of Resolution 2026-14, A Resolution To Approve Murals At Station Pizzeria**

Sponsors: Milissa Reiersen, Monique McCullough

Monique McCullough, Public Outreach & Special Events Supervisor, noted that all upkeep and installation of the murals would be the responsibility of the property owner, and the Franklin Public Arts Commission unanimously recommended approval. She noted that the mural in question is not the one previously sent back by the Board; that mural will be resubmitted.

Alderman Potts expressed concern regarding exposed paint on the building.

Ms. McCullough responded that the Public Arts Commission has reviewed the issue and believes the property owner will be able to perform the required upkeep. Part of the mural will be outside the building, and part will be inside but visible from the outside.

Alderman Burger requested confirmation that the mural was on the side of the building rather than the front. Ms. McCullough responded that it is on the side but still faces Morris Lane.

*The item is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for consideration.*

2. **Update And Discussion On The South Clean Water Facility Timeline**

Sponsors: Michelle Hatcher

Eric Stuckey, City Administrator, noted that the South Clean Water Facility was expected to be operational in 2034 or 2035.

Michelle Hatcher, Director of Water Management, noted that the presentation would comprise a planning

update, and the financial update would be presented later. She summarized the background and scope of the project, noting that the construction management at-risk (CMAR) method was preferred for several reasons. She summarized the additional projects needed for the facility and provided a review of the flow projections. Ms. Hatcher noted that, per the 2025 Development Report, during the planning period from 2015 through 2025, housing increased by 31.5%, at approximately 3.2% annually. She provided the staffing estimates, noting that a superintendent, an assistant superintendent, an administrative assistant, a minimum of two dedicated maintenance staff, and several operators will be needed. She shared the projected short-term timeline.

Vice Mayor Baggett inquired whether there were still plans to direct the water into the river and then pull it out.

Ms. Hatcher noted that the amount of water that can be directed to the reservoir is limited by the size of the water treatment plant; the rest will be directed into the river.

Vice Mayor Baggett noted that the city has been purchasing water from the Harpeth Valley Utilities District at a steady rate and inquired whether the new treatment plant would mitigate this.

Ms. Hatcher responded that the new plant would offset some of the costs.

Alderman Potts inquired whether the bore would be installed near the beginning or later in the project, and how the bored area would be used.

Ms. Hatcher responded that the bore is planned to serve future phases and is also expected to be used for fiber and the reclaim line. In Nashville, the boring is below the utilities. Future bores will need to be placed under or around the City of Franklin's bore.

Alderman Potts inquired regarding the lack of pressure experienced by residents in the Berry Farms area and regarding plans for droughts.

Ms. Hatcher responded that the plant would boost pressure and provide additional capacity for use. There have been head losses as water bypasses a pipe, but the process has been reenergized. Ms. Hatcher offered to investigate whether the water pressure is equal to what it was in the past.

Alderman Brown cited a note indicating that the capacity of the new plant would be depleted in nine years.

Mr. Stuckey clarified that the first phase of the new plant would have 15 years of capacity and that the reference to nine years was regarding another matter.

Alderman Barnhill inquired how the new plant would reduce water usage from Harpeth Valley.

Ms. Hatcher responded that the city would have a more consistent water supply of its own.

Alderman Burger inquired what would be done after the new plant reaches its capacity in 2049.

Ms. Hatcher responded that the new plant had three phases and a total capacity of up to 60 or 70 years. Planning for Phase 2 will need to begin in 2041.

Alderman Petersen inquired regarding the percentage of Franklin residents who use the city's water.

Ms. Hatcher responded that it was approximately 30%.

Alderman Caesar inquired whether an additional reservoir had been considered to store additional water.

Ms. Hatcher responded that the amount of water stored was related to the treatment capacity of the plant rather than the size of the reservoir. Mr. Stuckey added that there are also flow-related benefits to directing water to the river.

Vice Mayor Baggett inquired whether the plant could be expanded to treat at its full capacity of 6 million gallons per year.

Ms. Hatcher responded that it could.

Mayor Moore inquired whether additional capacity was required to reclaim biosolids.

Ms. Hatcher responded that the capacity is sufficient. The issue is that a conveyor belt with hauling via dump truck is needed to transport them into the facility.

3. **Consideration Of Resolution 2026-29, A Resolution Authorizing And Providing For The Financing Of The Engineering And Design Of A Clean Water Facility Project, Including Authorizing The Execution Of Applications, Contractual Agreements, And Other Necessary Documents, And Making Certain Representations, Certifications, And Pledges Of Certain Revenue In Connection With Such Financing On A Project Loan In The Amount Of Seventeen Million Six Hundred And Nine Thousand Dollars (\$17,609,000) And Acceptance Of Five Million Eight Hundred Thousand Dollars (\$5,800,000) Of Principal Forgiveness. Establishing A Public Hearing On April 28, 2026**

**Sponsors:** Michelle Hatcher, Dillon Gaster

Ms. Hatcher explained the background of Resolution 2026-29, noting that it is for a pre-design of a new clean water facility.

*The item is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.*

4. **Discussion Of Fourth Of July Fireworks Display At The Park At Harlinsdale**

**Sponsors:** Eric Stuckey

Mr. Stuckey noted that the cost of the annual fireworks display has increased and is currently \$50,000 for a 20-minute display. An expanded display for the country's 250th year was proposed at an additional cost of \$20,000. The combined cost exceeds the amount Mr. Stuckey is authorized to approve. A community calendar will be posted soon with city and community-wide events for the occasion.

Alderman Burger suggested that Mr. Stuckey approve the cost of the expanded display and seek corporate partners to sponsor the event.

*The item is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for consideration.*

5. **Consideration Of Resolution 2026-18, A Resolution Rescinding Resolution 2022-84 A Resolution Granting Authority To The City Administrator And Adopting A New Resolution Granting New Authorities To The City Administrator**

**Sponsors:** Eric Stuckey, Shauna Billingsley

Mr. Stuckey noted that Resolution 2026-18 contained two main elements:

- Clarifying the authority for the City Administrator to exercise the acquisition of property related to right-of-way and easements on projects, to also apply to capital projects.
- Increasing the City Administrator's approved spending from \$50,000 to \$75,000.

Alderman Potts inquired when the approved spending amount was last increased.

Mr. Stuckey responded that he believes it was increased from \$25,000 to \$50,000 in 2022.

Vice Mayor Baggett inquired why \$75,000 was requested and suggested that a larger amount be approved for easements.

Mr. Stuckey responded that \$75,000 was the next logical increment and that the approved amount is cumulative. Shauna Billingsley, City Attorney, added that many capital projects already include authorization

for the City Administrator to negotiate and purchase easements, but other easements are outside those projects.

Alderman Burger suggested that the approved amount for easements be increased to \$100,000.

*The item is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for consideration.*

6. **\*Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road. Establishing A Public Hearing On May 12, 2026**

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

Joseph Bryan, Principal Planner, noted that Ordinance 2025-24 would simply match the HHO to a previously amended conservation line. The Planning Commission and staff recommended approval of the ordinance.

Drake Reeder, speaking on behalf of Cumberland and Western Resources LLC, the property owner, noted his availability to answer questions.

Alderman Potts expressed concern that the rezoning would allow a structure to be built in the small area at the end of Cool Springs Boulevard.

Mr. Reeder responded that the zoning would be state residential, and commercial buildings would not be allowed. There is currently no plan for the parcel.

Vice Mayor Baggett noted that he has heard various ideas for the property in question, but the plans are not clear.

Mr. Reeder responded that the owners do not wish to develop a plan until the HHO line is clear.

Alderman Brown noted that any development in the area would need to be exceptional.

Alderman Burger expressed agreement with Alderman Brown.

Alderman Petersen noted that clarifying the line would protect residents of Ash Drive.

*The item is planned for the April 14, 2026 Board of Mayor and Aldermen Meeting for consideration on First Reading. Second Reading and Public Hearing will be on May 12, 2026.*

7. **Consideration Of Resolution 2026-12, A Resolution Amending The Middle Eight PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike. Establishing A Public Hearing On May 12, 2026**

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

Mr. Bryan noted that Resolution 2026-12 would allow the applicant additional time to secure permits. Staff and the Planning Commission recommended approval. The Board had no questions regarding the resolution.

*The item is planned for the May 12, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.*

8. **Acknowledgment Of Progress Report On Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 12, 2026**

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

*The item was acknowledged and is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for Public Hearing.*

## 9. Sanitation And Environmental Services Cost Of Service Presentation

**Sponsors:** Mark Hilty, Michael Walters Young, Nate Ridley, Skye Gerhart

Mr. Stuckey noted that the five-year outlook was largely inflationary.

Skye Gerhart, Management Fellow, summarized the history of sanitation rates and the cost-of-service study.

Nate Ridley, Director of Sanitation and Environmental Services, presented his department's accomplishments for Fiscal Year 2025 and a history of the disposal contract. He noted that the current Bi-County contract rate of \$20.23 will increase to \$29.50 on July 1, 2026, as stated in the initial contract for the landfill. The contract with Bi-County expires on June 30, 2032. The city is finalizing an agreement with WM Recycle America, with the last quoted fee as \$43.60 per ton, with rebate opportunities for clear stream recycling. The current contract with MBI includes a rate of \$28.72 per ton for hauling and \$1.11 per ton for compaction; these rates increase annually based on inflation.

Ms. Gerhart presented the suggested changes for the coming years, which included a proposed new structure that would result in \$2.8 million in additional revenue over the next five years. She presented the five potential options for residential sanitation rates from 2027 to 2031, which include commercial tipping fees:

- Option 1: No residential changes
- Option 2: An increase of \$1.50 per year, with full equipment replacement rates
- Option 3: An increase of \$1.50 per year, with a capital cap of \$1 million
- Option 4: Full dollar increases, with full equipment replacement rates
- Option 5: Full dollar increases, with a capital cap of \$1 million

Staff recommended that the Board move forward with an increase in sanitation rates per Option 5 as of January 1, 2027. Mr. Stuckey expressed agreement with the staff recommendation, noting that it would allow the sanitation program to remain self-sufficient.

Mayor Moore also expressed agreement with the staff recommendation, noting that every dollar of property tax was needed to subsidize solid waste in 2007.

Alderman Potts requested information regarding the apparent 1:2 ratio between residential and commercial charges and how the fees compare with those of other municipalities.

Mr. Stuckey responded that the processes of service differ for residential and commercial uses; further, the department attempts to maximize commercial fees to lessen the burden on residents. Mr. Ridley responded that the city's rates are competitive.

Alderman Potts suggested that the department continue increasing fees for commercial uses where possible.

Vice Mayor Baggett requested additional information about the rates.

Mr. Ridley responded that the landfill rates were set by the contract but increased with inflation. Mr. Stuckey added that securing capacity is equally important. The current arrangement provides for approximately 11 years of capacity.

Vice Mayor Baggett expressed concern that a cap of \$1 million would limit the department's ability to secure necessary equipment replacements.

Mr. Ridley responded that the department spends between \$1.4 and \$1.7 million most years; however, the department currently has a sufficient fleet, including backup trucks, with the oldest vehicles being 2019 models. It was noted that the budget would be revisited every two or three years.

Mayor Moore noted that the city's main need is diversion from the landfill, including by increasing recycling.

Alderman Brown expressed concern that seniors on a fixed income would be challenged by the rate increase and suggested that a policy be created to assist them. It was noted that seniors receive rebates; however, many are unaware of the program.

Alderman Burger expressed agreement, noting that she had a constituent who was interested in recycling but could not afford the \$75 bin.

Alderman Caesar suggested that the program for seniors be better communicated and that the department also consider a lower rate for smaller households.

Mr. Stuckey responded that the idea has been researched; however, the costs of trash removal are largely fixed regardless of the amount generated.

**10. Consideration Of Ordinance 2026-05, An Ordinance To Amend The Franklin Municipal Code, Title 24 - Special Assessment Districts To Add Chapter 5 Establishing Policies And Procedures Relating To The Consideration Of Petitions For The Creation Of Real Estate Infrastructure Development Districts**

**Sponsors:** Eric Stuckey, Walter Denton, Shauna Billingsley, Kristine Brock

Mr. Stuckey noted that it was decided to create an ordinance rather than a resolution so that it would be easier to find. A public hearing on the matter is scheduled for April 28, 2026.

Alderman Brown noted that a resolution would be more flexible than an ordinance.  
Mr. Stuckey responded that the language has not changed.

*The item is planned for the April 28, 2026 Board of Mayor and Aldermen Meeting for consideration and First Reading.*

**OTHER BUSINESS**

**ADJOURN**

Meeting Adjourned @ 07:03 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 - 4/21/26, 3:42 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.**