



City of Franklin

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

Meeting Minutes

Work Session

Tuesday, June 9, 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, Alderman Potts, Patrick Baggett

Board Members Absent:

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

CITIZEN COMMENTS

Comments on agenda items may be made in person or by emailing 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 Event Permit For Franklin On The Fourth Sponsored By The Franklin Lions Club In Downtown Franklin On July 4, 2026**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the June 23, 2026 Board of Mayor and Aldermen Meeting for consideration.

2. **Consideration Of Event Permit For Bluegrass Along The Harpeth In Downtown Franklin On July 24 - 25, 2026**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the June 23, 2026 Board of Mayor and Aldermen Meeting for consideration.

3. ***Consideration Of Resolution 2026-55, A Resolution To Reject All Bids Received For Procurement Solicitation 2026-028 For Stop-Loss Insurance For Group Health And Prescription Drug Programs For Employees And Retirees**

Sponsors: Kristine Brock, Sara Sylvis, Wesley Wright

The item was acknowledged and is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration.

4. ***Consideration Of Amendment 5 To Contract No. 2023-0126, With BlueRe (Blue Cross Blue Shield Of Tennessee), In The Total Amount Of \$928,463 For Stop-Loss Coverage For The City Of Franklin's Self-Insured Medical And Pharmacy Benefit Plan**

Sponsors: Kristine Brock, Sara Sylvis

The item was acknowledged and is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration.

5. ***Consideration Of Procurement Award To ADS, LLC The Total Amount Of \$426,812.00 For Years 1-3 For Wastewater Flow Monitoring Services For The Wastewater General Division Of The Water Management Department. (Purchasing Office Procurement Solicitation No. 2026-010; COF Contract No. 2026-0195)**

Sponsors: Michelle Hatcher, Brian Goodwin, Wesley Wright

Michelle Hatcher, Director of Water Management, introduced the item and explained the procurement award.

Alderman Caesar noted the late rainfall in 2026 and inquired whether Ms. Hatcher had observed effects of this.

Ms. Hatcher responded that the city is still sourcing water from the river, which is not common for this time of year.

The item is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration.

6. **Consideration Of Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike. Establishing A Public Hearing On July 14, 2026**

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

Joseph Bryan, Principal Planner, introduced the revised development plan for Tuck Away PUD and noted that there were no proposed changes to entitlements and summarized the two Modifications of Standards (MOS) for the sidewalks. Staff recommended disapproval of MOS No. 2, as a mulch path is not an acceptable substitute for a sidewalk. Staff recommended disapproval of MOS No. 3, as sidewalks must be constructed at the time of development. The Franklin Municipal Planning Commission (FMPC) voted to approve both MOSs with substantial conditions. Due to the recommended disapproval of both MOS requests as written, staff also recommended disapproval of the overall development plan revision.

Greg Gamble, Gamble Design Collaborative, representing Fellowship Bible Church, noted that church construction is funded by donations from the congregation. The church would like to delay sidewalk construction because improvements are planned for Lewisburg Pike, which would likely result in the destruction of any existing sidewalks. The FMPC recommended that the church enter into a development agreement with the city to outline the procedure. The church originally proposed a mulch path to create a natural environment. The FMPC requested that the sidewalks be concrete and follow the driveway path.

Vice Mayor Baggett inquired regarding a connection to the north.

Mr. Gamble responded that it was added to the fourth phase.

Alderman Burger inquired where the mulch path would have been placed.

Mr. Gamble responded that it was intended to follow the yellow arrow on the map. It was not meant to lead to the parking lot.

Alderman Brown noted that he saw no issue with the delayed sidewalk construction but that the sidewalks must be solid.

Alderman Potts noted no issue with a delay and a partnership with the city. He noted that a mulch path would be difficult for individuals using mobility devices and requested that the construction team remain mindful of the nearby county residence and operate within appropriate times.

Alderman Barnhill noted that solid sidewalks are needed for accessibility and expressed opposition to both MOSs.

Mr. Gamble noted that there are currently no other pedestrian destinations on Lewisburg Pike.

Mayor Moore noted no opposition to delaying the sidewalk along Lewisburg Pike.

Alderman Petersen noted that the only necessary sidewalk at this time was one along the road leading to the church.

Alderman Caesar expressed agreement with Alderman Petersen, noting that the path indicated by the blue dotted line made the most sense, and inquired whether that sidewalk would also be deferred.

Mr. Gamble responded that it would.

Alderman Caesar expressed concern that future developments along Lewisburg Pike would also defer sidewalk construction and inquired regarding staff's opinions on the FMPC recommendations.

Mr. Bryan responded that staff is comfortable with the recommendations. The engineering team will work with the applicant to draft appropriate language.

Alderman Blanton noted that, even if the sidewalks were constructed, Lewisburg Pike is not currently pedestrian-friendly. She expressed support for the FMPC modifications of the MOS.

The item is planned for the July 14, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

7. **Presentation On TDOT's SR-6/East Main Street Bridge Replacement Over the Harpeth River**

Sponsors: Paul Holzen

Jonathan Storey, Director of Project Management, TDOT Region 3, shared the history of the Main Street bridge and the purpose of the replacement. He shared the modernization, safety features, and hydraulic enhancements that will be implemented, noting that the bridge will be attractive as well as functional. He shared the schedule, noting that the project is estimated to start in August or September of 2026 and finish by July 31, 2028. He shared the phases and traffic impacts, noting that one 10-foot lane will be kept open in each direction of travel; however, the sidewalk over the bridge will need to be closed.

Erin Zeigler, Middle Tennessee Regional Communications Officer, TDOT, shared the timeline and outreach plan for the project. The team is finalizing a date for an informational public meeting, possibly on June 24, 2026. The team and staff have already spoken with many businesses and other entities in the area and will speak with more.

Alderman Brown noted that, even with the sidewalk closed, there would be no way to prevent pedestrians from walking across the bridge. He noted that there is excessive truck traffic downtown and inquired whether additional signage was needed.

Ms. Zeigler agreed to speak with the traffic manager regarding pedestrians and trucks. Mr. Storey noted that there would be signage for the trucks and expressed hope that law enforcement would assist with truck traffic.

Vice Mayor Baggett expressed agreement with Alderman Brown and inquired whether a temporary solution for pedestrians to cross the river was feasible.

Paul Holzen, Director of Engineering, responded that a temporary bridge would be difficult and costly;

however, it may be possible to use the downtown shuttle during events.

Vice Mayor Baggett suggested that the regular shuttle run with extended hours and a temporary stop at Old Liberty Pike.

Alderman Blanton noted that many parents walk their children to Battle Ground Academy, as there is very little parking there. She expressed appreciation to the TDOT team for speaking to the Board early in the process.

Alderman Petersen expressed appreciation that one lane of traffic in each direction would remain open.

Alderman Burger inquired when Battle Ground Academy was moving and whether construction would be in progress on weekends. It was noted that construction on the new school site had not yet started. Mr. Storey responded that the means and methods, including construction hours, would be discussed after a contractor is selected.

Alderman Caesar encouraged Mr. Stuckey and the team to relocate the transit stop, even if a church parking space is needed for this purpose, as pedestrians are likely to reach the bridge and realize there is no sidewalk. He suggested that law enforcement enforce truck traffic on streets that do not allow trucks, if appropriate.

Alderman Brown inquired whether a timing incentive would be offered.

Mr. Storey responded that he does not believe it would; the work should follow the timeline.

Alderman Barnhill expressed appreciation for the addition of hydraulic enhancements, as the bridge has historically impeded water flow.

8. Consideration Of Resolution 2026-43, A Resolution Adopting A Revised Procurement Policy Of The City Of Franklin, Tennessee

Sponsors: Kristine Brock, Margaret Wilson, Wesley Wright

Kristine Brock, Assistant City Administrator of Finance and Administration, introduced Wesley Wright as the newest member of the Finance Department.

Mr. Wright, Purchasing Manager, shared recommended additions to the procurement policy to mitigate risks inherent to the use of purchasing cards. The Board had no questions.

The item is planned for the June 23, 2026 Board of Mayor and Aldermen Meeting for consideration.

9. Consideration Of Resolution 2026-56, A Resolution Establishing The Armistead Infrastructure Development District. Establishing A Public Hearing On June 23, 2026

Sponsors: Shauna Billingsley, Walter Denton

Amy Diaz-Barriga, Assistant Director of Planning and Development, noted that there had been no changes to the notice of intent and summarized the four criteria for infrastructure development districts (IDDs).

Michael Walters Young, Chief Budget and Performance Officer, noted that one category was added to the cost analysis calculator: maintenance of effort for police and fire. However, the overall impact had not changed.

Craige Hoover, Managing Member, ArmisteadTN, LLC, noted that his team had been exploring opportunities to strengthen the final petition. He noted that the development preserves extensive, publicly accessible open space, and he believes it contributes to the city's housing objectives by providing many types of homes, including multi-family and tiny homes. He is evaluating whether 50% of the tiny homes can be allocated to

households earning up to 120% of the area median income. He plans to work with staff to establish parameters and determine whether meaningful workforce housing can be implemented. He noted that Tennessee law permits a lien ratio of 3:1.

Alderman Brown noted that a development need not fulfill all four criteria as long as at least one is fulfilled particularly well.

Alderman Blanton expressed agreement, noting that Armistead was unique and sensitive to the community.

Vice Mayor Baggett noted that the Board should exercise caution, as a precedent for other IDD's was being set. He noted that there had been a public engagement process, and only one individual, who had possibly misunderstood the development, had expressed opposition.

Alderman Potts expressed preference for a 2:1 ratio and inquired how many tiny homes were planned for workforce housing.

Mr. Hoover responded that approximately 12 were planned for workforce housing.

In response, Alderman Potts noted that, with an estimated total of 1,992 residents in the development, if 24 individuals lived in workforce housing, they would account for only 5% or 6%.

Alderman Burger suggested that the applicants further consider ways to implement more affordable housing, such as by reducing the multi-family component and adding more townhomes and tiny homes.

Alderman Barnhill inquired how the project would have progressed without an IDD.

Mr. Hoover responded that development would have progressed more slowly. The IDD would allow the project to be developed at once, with immediate infrastructure impact and local financing and teams.

Alderman Barnhill requested that the staff recommendation be repeated.

Mr. Stuckey responded that staff had recommended against granting the IDD based on the initial proposal; however, there is now a path in place to address the attainable housing goal and possibly reach a 3:1 ratio over time. The goal is that the IDD will facilitate the addition of workforce housing. Mr. Hoover added that his team, as land developers, had limited ability to dictate rents; however, the smaller units are expected to be affordable.

Alderman Brown encouraged the applicant to continue discussing the tiny homes.

Mayor Moore requested that the applicant provide more workforce housing, noting that a total of 12 attainable units was insufficient.

The is planned for the June 23, 2026 Board of Mayor and Aldermen Meeting for consideration.

10. Discussion Concerning The Intersection Of South Margin Street And 3rd Avenue South – Right-Turn-Only Evaluation

Sponsors: Paul Holzen

Mr. Holzen shared key findings and statistics regarding the changes to the intersection.

Public Comments:

Kelly Harwood, 202 Second Ave S, Franklin, TN, owner of Gallery 202, noted that the right-turn-only restriction was diverting potential customers from the area, which contains several small businesses, and leading drivers to turn around in driveways. Customers have noted that it is now difficult to reach his gallery.

Rudy Jordan, 231 Second Ave S, Franklin, TN, expressed support for small businesses in the area, noting that she has heard that the right-turn-only restriction has harmed them. She suggested that drivers be allowed to go straight at 3rd Avenue if they cannot turn left.

Board Comments:

Alderman Caesar inquired whether the change had improved throughput and decreased stacking. Mr. Holzen responded that it had.

Alderman Potts inquired when the 112 violations were observed and whether the city should revisit allowing drivers to go straight through the intersection, given the change's negative impact on small businesses. Mr. Holzen responded that the violations were observed well after the change had been implemented. Because there is a split phase at the intersection, there would be no benefit to allowing drivers to go straight and not to turn left.

Alderman Blanton noted that, when the change was proposed, it was agreed to try the right-turn-only restriction for one year and then reevaluate it. The harm to small businesses was an unintended consequence.

Vice Mayor Baggett inquired whether the change had mitigated the traffic queueing issue. Mr. Holzen responded that it had, though queues may return as development increases. The city could seek additional public engagement.

Vice Mayor Baggett acknowledged that the choice was between harming small businesses or experiencing gridlock at the intersection; however, pedestrian activity may return to the area once City Hall is completed.

Alderman Brown suggested that additional signage be placed to help drivers reach the businesses. Alderman Potts expressed agreement.

11. Discussion Of New City Hall Redevelopment Park Funding

Sponsors: Eric Stuckey, Lisa Clayton, Torrey Barnhill

Lisa Clayton, Parks Director, shared examples of how Franklin residents could contribute to elements of the park, such as the fountains. She noted that citizens seek ways to engage and give back to their communities.

Alderman Blanton noted that some citizens would seek name recognition and suggested a hybrid approach, in which contributors' names could be added to the website or to temporary signage.

Torrey Barnhill, Friends of Franklin Parks, noted that the approach would be similar to that of Ellie G's Dream World, and there are many ways to recognize contributions. Many citizens would welcome tax write-offs.

Alderman Brown noted that many citizens would like to invest in the city on a personal level, even if they are also representing a business.

Alderman Burger noted that many contributors would wish to display names in honor of family members, as is done in the Franklin Theater and the animal shelter. She suggested that, rather than allowing names throughout the park, names be placed in one area such as the rear wall of the City Park building.

Vice Mayor Baggett expressed agreement regarding the wall.

Alderman Caesar suggested that the issue of where to list names be reconsidered once development of the park is further along.

12. Discussion Of Carother's Sidewalk

Sponsors: Alderman Jason Potts

Alderman Potts described the need for a Carothers Parkway pedestrian solution, noting that staff had developed interim solutions that could be used before the permanent sidewalk and multi-use trail are

constructed. He shared the map, noting that the right-of-way was in place, and Ladd Park had expressed support.

Mr. Holzen presented four options (one permanent and three temporary) as solutions to pedestrian access along Carothers Parkway.

Mr. Stuckey noted that Options 2 through 4, the temporary solutions, could be accommodated within the existing capital improvement projects model, as some other projects were less costly than budgeted.

Alderman Barnhill inquired regarding the other sidewalk projects in progress.
Mr. Stuckey responded that they include Boyd Mill and Eddy Lane.

Alderman Brown expressed support for Option 2, a separate paved pathway from Parkworth Drive to Carothers Bridge, to be removed in the future.

Vice Mayor Baggett expressed agreement and suggested exploring partnerships with the local HOA.

Alderman Caesar noted that the project needs to be initiated; however, intentional planned projects should be completed first. He inquired regarding the timeline.

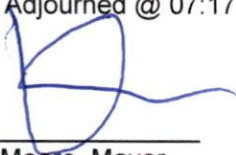
Mr. Holzen responded that he believes the Streets Department could complete the project quickly; however, he would need to speak with the team.

Alderman Caesar inquired whether the discussions with Ladd Park had included funding.
Mr. Holzen responded that they had not.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 07:17 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Lori Goshert, Minutes Solutions, Inc., and Reviewed by Sarah Schilling, Sr. Deputy City Recorder - City Recorder's Office - 6/17/26, 8:37 AM

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.