



## Meeting Minutes

### Work Session

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Tuesday, June 23, 2026

5:00 PM

Williamson County  
Auditorium

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#### CALL TO ORDER

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

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

Board Members Absent: Brandy Blanton, Beverly Burger

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

#### CITIZEN COMMENTS

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

#### WORK SESSION DISCUSSION ITEMS

##### 1. Williamson Inc Economic Development Report

Sponsors: Nathan Zipper

Nathan Zipper, Chief Economic Development Officer for Williamson, Inc. presented an overview of Williamson County's Office of Economic Development (OED).

Growth and Attraction: The office has prioritized retention and expansion of existing business over attraction of corporate neighbors, identifying workforce and other resource needs of local businesses. The team is also focused on talent workforce and place development, working closely with K-12 partners to strengthen the talent pipeline and connect employers to graduating students. Most collaboration is currently with the innovation center.

Mr. Zipper noted that OED holds a weekly staff meeting with Williamson County Schools and Franklin Special District representatives and that K-12 collaboration is primarily with the innovation center. He added that the team recently hired a Manager of Workforce and Entrepreneurship with plans to increase the office's focus on post-secondary partners, including planning a conference in Knoxville with UT system campus career center professionals.

Innovation and Entrepreneurship: Economic Development is searching for a new location for the innovation center, as the current lease at O'More College of Architecture and Design ends in July, 2026, and is non-renewable. The office continues to advance innovation work in other spaces, including a partnership with Harbor + Union at The Factory.

Regional Collaboration and Outreach: Williamson County aims to be a leader in transportation solutions, attainable housing, and education. The office's regional outreach efforts also include voter education.

Tax Revenue: Total property tax revenue for the Franklin/FSSD district is \$115.6 million, with 65% representing commercial, highlighting the importance of helping businesses grow and contribute to the community.

Alderman Brown noted workforce challenges despite a strong economic environment and asked what kind of assistance small businesses commonly request.

Mr. Zipper responded that some workforce challenges exist, but small businesses have primarily struggled with high real estate lease costs. To address this, the OED has facilitated no-cost booths in the factory and provided a year of Chamber of Commerce membership.

Alderman Caesar asked whether prospective businesses consider workforce housing attainability in surrounding areas when evaluating Franklin for relocation.

Mr. Zipper responded that housing is not a common consideration, as companies primarily staff new locations with local hires, rather than mass-relocating employees. He noted that Franklin's highly educated workforce is the main attraction for relocating companies.

Eric Stuckey, City Administrator, clarified that the property tax generation figures that were shared represented total city and county tax revenue.

2. **\*Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation At The Park At Harlinsdale Farm On September 12, 2026**

Sponsors: Lisa Clayton, Milissa Reiersen, Monique McCullough

The Heritage Foundation has requested to host its annual Heritage Ball at Harlinsdale Farm, as it has for many years, and conclude the event at midnight. City staff recommended an 11:00 p.m. end time instead.

Alderman Brown reported that the area homeowner alliance supported the event continuing inside the barn, provided outdoor noise concluded by 11:00 p.m. per staff's recommendation under the amplification ordinance, and he asked whether sound would transition indoors at that time.

Mr. Stuckey clarified that the ordinance regulates amplified sound based on audible distance, regardless of whether it originates indoors or outdoors.

Lisa Clayton, Director of Parks and Recreation, further explained that staff recommended 11:00 p.m. due to prior resident complaints regarding late-night noise from the event, adding that indoor noise may still travel as doors open and close.

Vice Mayor Baggett requested clarification on the amplification location.

Ms. Clayton responded that the amplification will no longer be at the arena, but rather at the event space, adjacent to the barn.

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

3. **Consideration Of Event Permit For Christmas Parade Sponsored By Downtown Franklin Rotary Club On December 5, 2026**

Sponsors: Milissa Reiersen, Monique McCullough

*The item was acknowledged and is planned for the July 14, 2026 Board of Mayor and Aldermen Meeting for consideration.*

4. **Consideration Of COF Contract No. 2026-0094, With Franklin Noon Rotary For The "Franklin Rodeo Plaza" At Jim Warren Park**

Sponsors: Lisa Clayton, Heather Eusebio

Ms. Clayton presented the proposed agreement between City of Franklin and the Franklin Noon Rotary regarding the development of Franklin Rodeo Plaza, including the installation of a commemorative statue and both parties' responsibilities related to project funding, installation, ownership, maintenance, and long-term

care of the statue.

Installation of the commemorative statue is planned for late September or early October 2026, along with an October event to highlight the site's legacy as a former rodeo site.

Vice Mayor Baggett disclosed that he is a member of the Franklin Noon Rotary and has been working on the project. He requested a status update on the contract.

Ms. Clayton responded that the concrete for the statue pedestal is scheduled to arrive in July 2026, which allows 30 days for curing. The city is also planning installation of sidewalk extensions, signage, landscaping, electrical and irrigation, and lighted flagpoles for the USA, City of Franklin, and Noon Rotary flags.

Vice Mayor Baggett noted that the contract's aim is partially to limit the Rotary's cost burden as a nonprofit entity, and he inquired about weather damage insurance options given that Rotary is donating the statue to the city.

Ms. Clayton responded that if the Rotary were to lend the statue, then the City would request that it procure insurance. If the Rotary were to donate the statue to the city for full ownership, then everything within the plaza would become an asset under city property.

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

5. **\*Consideration Of Amendment 2 To COF Contract No. 2023-0033, With Axon Enterprise For Additional Axon Fleet 3 Equipment Body Cameras And Additional 5 Licenses For A Cost Of \$114,877.32**

Sponsors: Deb Faulkner

Mr. Stuckey noted that the amendment is for the incremental equipment and licenses required for the additional Axon patrol officers approved in the city budget.

Alderman Caesar asked whether incremental equipment costs are included in the budget for additional personnel.

Mr. Stuckey responded that the costs are included, but due to the Axon contract's structure, the equipment and license fees had to be added separately. He added that staff is exploring how to streamline the contract to facilitate future amendments.

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

6. **Consideration Of Resolution 2026-27, A Resolution To Adopt The 2026 Transit Master Plan**

Sponsors: Paul Holzen, Max Baker

Mr. Joel Rey, Director of Transit Services at Benesch, presented an overview of the draft ten-year, vision-based Transit Master Plan for the City of Franklin. The plan aims to set goals and structures to help evolve the transit system to address local and regional mobility needs, growth-related challenges, and fiscal responsibilities.

Benesch completed significant outreach in two phases, including discovery outreach in October, 2025, to uncover needs, and test outreach in April, 2026, to obtain feedback on draft recommendations.

The final master plan contains more than 50 recommendations across five key categories: Outreach and Communication Improvements; Planning and Policy Development; Capital and Technology Improvements; Transparency and Performance Monitoring; and Service Improvements.

Mr. Rey noted that the master plan includes readiness planning, an implementation roadmap, and a financial plan with funding recommendations. The team's next step is to present the Transit Master Plan for adoption at the upcoming Franklin Municipal Planning Commission on July 25, 2026, then return to the BOMA meeting on

July 14, 2026 for adoption and the Franklin Transit Authority Board meeting on August 4, 2026.

Alderman Potts asked whether the conceptual Columbia Pike/95 West route hits Jim Warren Park and whether remaining parks, such as Pearl Park, are covered by a fixed route.

Mr. Rey responded that the parks are within walking distance, but not necessarily within the desired quarter-mile walking range. However, the zones would be covered by the proposed microtransit service, which provides an on-demand shared transit option to fill in gaps in fixed routes.

Max Baker, COF Engineering Multi-Modal Coordinator, added that Jim Warren Park, Harlinsdale Park, and Bicentennial Park are all covered by the proposed fixed routes, but Pearl Park is not, noting however that the routes are only conceptual and subject to change based on actual demand.

Vice Mayor Baggett stated that he is on the Transit Authority, which had previously considered a downtown circulator, and he thanked the team for providing a workable framework to advance this effort.

Mayor Moore shared that the city previously completed the Urban Growth Boundary and TDOT reported that Williamson County has obtained a grant to examine all its cities' transportation plans, formulate evaluation metrics, and determine the county's priority projects. Stantec is the leading consultant for this effort. Mayor Moore further reported that the Regional Transit Authority is finalizing a contract with Highwoods to establish a Park and Ride near Marriott Cool Springs.

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

**7. Consideration Of Amendment 3 To COF Contract No. 2020-0286, With Westlaw Subscription To Add CoCounsel At A Cost Of \$90,864**

Sponsors: Shauna Billingsley

*The item was acknowledged and is planned for the July 14, 2026 Board of Mayor and Aldermen Meeting for consideration.*

**8. \*Consideration Of Resolution 2026-13, A Resolution Acknowledging A Concept Plan For The Former DePriest Property And Closure Of A Portion Of Strahl Street And Future Unification Of The Property As Park Space**

Sponsors: Lisa Clayton, Heather Eusebio

Lisa Clayton, Director of Parks and Recreation, introduced the concept plan and welcomed questions.

**Public Comment:**

Mary Rucker, a resident of Reddick Senior Residences, expressed disapproval for the proposed closure of Strahl Street due to difficulty exiting the community near Columbia Avenue and the unauthorized use of Reddick Center restrooms and parking by park visitors.

Beverly Eberhard, a resident of Reddick Senior Residences, noted community concerns regarding the park plan, including potential infringement on Americans with Disability Act access to the trolley and non-resident use of Reddick Center facilities and parking.

Ms. Clayton reported that she held community meetings at the Reddick Center and outside the park and noted that people often cut through the Reddick Center parking lot. If the Board decides to close Strahl Street, Ms. Clayton recommended that the Housing Authority and Franklin PD develop community education regarding parking access and install physical prevention measures, including signage.

Alderman Petersen recommended that the city not close Strahl Street, as it is a convenient road to enter and exit the community and its closure could be more harmful than beneficial.

Alderman Barnhill identified the inappropriate use of Reddick Center facilities as an independent issue requiring city action to address resident quality of life, regardless of Strahl Street's status. He noted that Cleburne Street must be realigned to connect to Granbury Street, so that non-residents do not flow through Reddick Center.

Ms. Clayton reported that the Tennessee Historical Commission expressed verbal support for relocating the manmade statue on Cleburne Street as long as it is denoted and preserved as part of the City of Franklin's history. She explained that road realignment is an engineering matter under state authority. Ms. Clayton further clarified that the proposed master plan recommended partial closure of Strahl Street to reclaim the battlefield and enable people to flow through the park system without having to cross another segment.

Eric Jacobson, CEO of the Battle of Franklin Trust, noted that he has managed Carter House for more than 15 years and unauthorized parking is an issue that must be addressed in the area, independent of the proposal. He further commented that the partial closure of Strahl Street in conjunction with a realignment of Cleburne Street would unify the park while potentially making the neighboring area safer and quieter by redirecting traffic from Columbia Avenue. He added that an unintended consequence of reclaiming the area south of Strahl has been increased parking on the street.

Alderman Caesar thanked the residents for sharing their feedback and commented that the city has reclaimed much battlefield but has yet to define long-term parking solutions to ensure park system accessibility. He suggested that the current Cleburne-Granbury misalignment may enhance safety by slowing traffic but highlighted the need to consider solutions to flow traffic around the Reddick Center.

Vice Mayor Baggett underscored the need to partner with the Franklin Housing Authority to define internal solutions for unauthorized parking and traffic flow at Reddick Center. He further recommended street parking options along Cleburne and Granbury, once they have been aligned, while noting that visitors do not generally expect ample parking at the edge of historical battlefields. He concluded that closing Strahl may be acceptable if city staff were to provide Reddick residents with a plan to address their concerns.

Alderman Potts favored the closure of Strahl Street to unify the park and shared potential solutions to address Reddick resident concerns, including installing private drive signs at the Reddick Center driveways at Granbury St and Strahl St and "For Residents Only" signs or parking permits at the center.

Alderman Petersen asked about access to the future Carter House Visitor Center.

Mr. Jacobson responded that the center is accessed from Folk and a trail system connects to the center.

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

9. **Follow-Up Discussion On Armistead Infrastructure Development District — Lien Ratios And Affordable Housing Component**

**Sponsors:** Shauna Billingsley, Walter Denton

Mr. Stuckey noted that since the last review, the applicant has added a specific commitment to attainable housing with 12 deed-restricted workforce housing units, as well as a plan to improve the value-to-lien ratio to 3:1 over time.

Emily Wright, Director of Planning and Sustainability, advised that if the Board wants to add the attainable housing commitment, it must make it a condition of its vote to amend the petition.

**Public Comment:**

Susan Short, 1740 Highway 96 W, shared the family's vision for Armistead property as a continuation of the family's Short Farm legacy and its commitment to housing diversity.

Alderman Brown expressed support for the resolution, including the attainable housing commitment, noting that Armistead will attract many visitors and drive economic development. He commented that future

Infrastructure Development District (IDD) projects may require more workforce housing.

Alderman Potts asked the applicant to elaborate on the 12 deed-restricted units.

Craig Hoover, applicant, explained that there are two sections of "tiny home" lots of 800 to 900 square feet.

Alderman Petersen asked about the high annual IDD assessment fees for buyers.

Mr. Hoover clarified that the assessment fee is optional for the buyer and could be left on the property tax bill or incorporated into the mortgage and paid in full at closing.

Alderman Barnhill questioned the value of the IDD designation and asked whether development could continue under the existing plan if the IDD did not pass.

Mr. Hoover responded that the impetus for the IDD was to fund infrastructure early, noting that two-thirds of the developer's infrastructure costs are planned for Phase 1. If the IDD were not to pass, the team would need to make significant changes to its development and capital strategies, which would slow but not terminate development.

Alderman Caesar commented that the Armistead development is exceptional but questioned whether it qualifies as a real estate IDD. However, he acknowledged that the developer responded to the Board's previous concerns by including the housing commitment and improving the valuation from 2:1 to 3:1.

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

#### 10. **Follow-Up Discussion Of City Hall Redevelopment Block Park Funding Options**

**Sponsors:** Eric Stuckey, Mark Hilty, Lisa Clayton

Mr. Stuckey noted that city staff have refined opportunities for individuals to participate in funding the City Hall Park.

Ms. Clayton shared that the City of Franklin partners with Friends of Franklin Park for donation of park amenities, including benches and swings. The partnership will extend to the City Hall Park and Friends of Franklin Park has agreed to lead fundraising and procurement of the custom-built fountain. It will facilitate opportunities for individual and corporate donors to fund the fountain, including spotlighting the effort at its annual "Raise the Roof" community fundraising event on August 22, 2026. Donors would be recognized on the organization's website and represented by a single bronze plaque at the fountain.

Gary Volgrin, Board President of Friends of Franklin Parks, added that the organization is a longtime partner of the City of Franklin and is excited to be involved and engage the community to raise a target of \$150,000.

Alderman Brown supported the plan to continue bench donations and fundraise for the fountain.

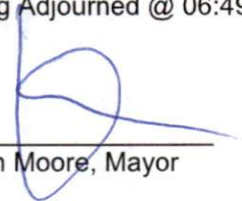
Vice Mayor Baggett expressed support for the fountain but questioned the appropriateness of permitting named, donated benches in City Hall Park.

Ms. Clayton clarified that the benches would follow the same naming guidelines for benches in other historical parks and downtown.

#### **OTHER BUSINESS**

#### **ADJOURN**

Meeting Adjourned @ 06:49 PM

  
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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 - 7/6/26, 12:42 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.**