

AGENDA
WILLIAMSON COUNTY BOARD OF COMMISSIONERS
Monday, February 9, 2026 – 6:00 p.m.

I. OPEN COURT

II. INVOCATION & PLEDGE TO FLAG

III. ROLL CALL

IV. APPROVAL OF MINUTES of the regular January 12, 2026, County Commission Meeting
(Copies were mailed to each member of the County Commission)

V. CITIZEN COMMUNICATION

VI. COMMUNICATIONS & MESSAGES

VII. REPORTS OF COUNTY OFFICES – Department Heads should be prepared to make a verbal report and answer questions, upon request.

- a. County Mayor – Rogers C. Anderson
- b. W.C. Schools – Jason Golden, Director of Schools
- c. Hospital Report – Phil Mazzuca, CEO, Williamson Medical Center
- d. Health Report – Cathy Montgomery, County Health Director
- e. Highway Report – Eddie Hood, Superintendent
- f. Agriculture Report – Matt Horsman, Extension Leader
- g. Parks & Recreation Report – Gordon Hampton, Director
- h. Office of Public Safety – Conner Scott, Director
- i. Budget Committee – Chas Morton, Chairman
- j. Education Committee – Steve Smith, Chairman
- k. Finance (Investment) Committee – Rogers Anderson, Chairman
- l. Human Resources Committee – Judy Herbert, Chairman
- m. Law Enforcement/Public Safety Committee – Tom Tunnicliffe, Chairman
- n. Municipal Solid Waste Board – Ricky Jones, Board Member
- o. Parks & Recreation Committee – Drew Torres, Chairman
- p. Property Committee – Ricky Jones, Chairman
- q. Public Health Committee – Barbara Sturgeon, Chairman
- r. Purchasing & Insurance Committee – Sean Aiello, Chairman
- s. Rules Committee – Brian Clifford, Chairman
- t. Steering Committee – Paul Webb, Chairman
- u. Tax Study Committee – Lisa Hayes, Chairman

Any other Committee wishing to report may do so at this time.

VIII. ELECTIONS & APPOINTMENTS

COUNTY MAYOR:

COUNTY COMMISSION:

	Terms Expiring	Nomination
Agriculture Committee (2 year terms, expiring 2/28)		
Farmer	DeWayne Perry	DeWayne Perry
Farm Woman	Leslie Bingham	Leslie Bingham
County Commissioner	Paul Webb	Meghan Guffee

IX. CONSENT AGENDA (Reference Attachment, if applicable)

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

1) ZONING

2) APPROPRIATIONS

Resolution No. 2-26-2, Resolution of the Williamson County Board of Commissioners' Approval of an Intent to Fund of Up To \$15,000,000 and First Draw of \$12,000,000 for the Sports Fields LED Lighting Upgrade - Commissioner Morton

Resolution No. 2-26-3, Resolution of the Williamson County Board of Commissioners' Approval of an Intent to Fund of Up To \$6,000,000 and First Draw of \$4,000,000 for the Renovation of Grassland Middle School – Commissioner Morton

Resolution No. 2-26-4, Resolution of the Williamson County Board of Commissioners' Approval an Intent to Fund of Up to \$3,600,000 and First Draw of \$1,800,000 for the Renovation of Hillsboro K-8 – Commissioner Morton

Resolution No. 2-26-5, Resolution Accepting Donations on Behalf of the Williamson County General Sessions DUI Recovery Court and Appropriating and Amending the 2025-26 Williamson County General Sessions Court Budget by \$26,000 – Revenues to Come From Donations – Commissioner Tunnicliffe

Resolution No. 2-26-6, Resolution Appropriating and Amending the 2025-26 County Clerk's Budget by \$100,000 for Additional Postage – Revenues to Come From Unappropriated County General Funds – Commissioner Morton

Resolution No. 2-26-7, Initial Resolution Authorizing the Issuance of Not to Exceed \$17,850,000 General Obligation Bonds of Williamson County, Tennessee – Commissioner Morton

Resolution No. 2-26-8, Resolution Authorizing the Issuance, Sale and Payment of Not to Exceed \$17,850,000 of General Obligation Bonds of Williamson County, Tennessee, and Providing for the Levy of Taxes for the Payment of Debt Service on the Bonds – Commissioner Morton

Resolution No. 2-26-9, Resolution Authorizing the Issuance, Sale and Payment of County District School Refunding Bonds of Williamson County, Tennessee and Providing for the Levy of Taxes for the Payment of Debt Service on the Bonds – Commissioner Morton

Resolution No. 2-26-10, Resolution Authorizing the Issuance, Sale and Payment of General Obligation Refunding Bonds of Williamson County, Tennessee and Providing for the Levy of Taxes for the Payment of Debt Service on the Bonds – Commissioner Morton

Resolution No. 2-26-11, Resolution Accepting a Donation from Friends of Williamson County Animal Center and Appropriating and Amending the 2025-26 Animal Center Budget by \$17,000 – Revenues to Come From Donations – Commissioner Morton

Appropriations, continued

LATE FILED Resolution No. 2-26-24, Resolution Appropriating and Amending the 2025-26 Library Budget by \$85,276.16 – Revenues to Come From Donations and Contributions – Commissioner Webb

LATE FILED Resolution No. 2-26-25, Resolution Authorizing the County Mayor to Enter Into a 2025-2027 Contractual Agreement with the State of Tennessee for Educational Policy and Increasing the 2025-26 Health Department Budget by \$25,000 – Commissioner Webb

3) OTHER

Resolution No. 2-26-12, Resolution Declaring Certain Williamson County Owned Property and Equipment Surplus Property and Authorizing the Sale of the Property and Equipment at Auction – Commissioner Morton

Resolution No. 2-26-13, Resolution to Surplus and Approve the Conveyance of Various Law Enforcement Related Equipment to Hickman County, Tennessee and Authorizing the Williamson County Mayor to Execute all Documentation Needed to Complete the Conveyance – Commissioner Morton

Resolution No. 2-26-14, Resolution Authorizing the Williamson County Mayor to Enter into a Lease Agreement with Boop Vets on Behalf of the Williamson County Animal Center – Commissioner Morton

Resolution No. 2-26-15, Resolution Establishing Compensation for a Part-Time Juvenile Court Magistrate Position – Commissioner Herbert

Resolution No. 2-26-16, Resolution Authorizing Williamson County to Change Investment Companies for Williamson County's Length of Service Awards Program that is Administered by the Volunteer Firemen's Insurance Service – Commissioner Morton

Resolution No. 2-26-17, Resolution Authorizing the Williamson County Mayor to Execute a License Agreement with Beamon Toyota to Grant Naming Rights Concerning the County's NEVCO LED Aquatic Video/Timing Board – Commissioner Morton

Resolution No. 2-26-19, Resolution Creating a Williamson County Fire Rescue Task Force to Study Current and Future Fire Protection Needs in Williamson County – Commissioners Petty and Hayes

Resolution No. 2-26-20, Resolution of the Williamson County Board of Commissioners Requesting Review and Amendment of Tennessee's Comprehensive Growth Plan and Annexation Statutes to Address County Concerns Related to Annexation and Growth Management – Commissioners Petty and Hayes

Resolution No. 2-26-21, Resolution Authorizing Williamson County to Acquire a Rescue/Tactical Armored Vehicle Conditioned on Using the Equipment for a Public Purpose and in Accordance with Applicable Law – Commissioner Tunnicliffe

Resolution No. 2-26-22, Resolution Authorizing the Williamson County Board of Commissioners to Initiate a Request for Proposals (RFP) and Retain an Independent Consulting Firm to Advise the County Commission Regarding Potential Transactions Involving Williamson Health – Commissioner Hayes

Resolution No. 2-26-23, Resolution Authorizing the County Mayor to Execute a Contract Between the State of Tennessee Department of Transportation and Williamson County for a Trash Collecting Grant for Fiscal Year 2025-26 – Commissioner Morton

XII. ADJOURNMENT

Anyone requesting accommodation due to disabilities should contact Williamson County Risk Management at (615) 990-5466. This request, if possible, should be made three (3) working days prior to the meeting.

Williamson Medical Center & Subsidiaries
 Financial Statement Highlights
Month Ended December 31, 2025

Actuals	Month		Year to Date	
	Current	Budget	Current	Budget
Net Revenue	\$34,210,455	\$32,931,640	\$191,604,420	\$192,433,328
Total Operating Expenses	32,953,072	33,127,669	192,113,405	197,238,808
Net Non-Operating Rev/Exp	765,961	726,106	2,784,315	4,357,214
Net Income/Loss	\$2,023,344	\$530,077	\$2,275,330	(\$448,266)
Balance Sheet	Current	Prior	Increase	
	Month	Month	(decrease)	
Operating Account Balance	\$47,236,302	\$39,115,881	\$8,120,421	
Available to Use Cash	116,420,735	108,148,216	\$8,272,519	
Collections	30,817,771	28,640,771	\$2,177,001	
Days Cash on Hand -all sources	122	113	8.5	
Debt Coverage	2.53	2.47	0.06	
Key Financial Stats/Indicators	Current	13 Month	Increase	
	Month	Average	(decrease)	
Admissions-Adults	705	659	46	
Admissions-Pediatrics	17	17	0	
Patient Days	2,844	2,732	112	
Equivalent Patient Days	10,874	10,602	272	
Surgeries	1,444	1,247	197	
Emergency Room	3,999	3,837	162	
Emergency Room-Pediatrics	1,350	1,166	184	

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
STATEMENT OF CASH FLOWS
For the Period Ending December 31, 2025

NET INCOME (LOSS) FROM OPERATIONS	\$ 2,023,344
PLUS DEPRECIATION (Not a Cash Expense)	<u>1,938,022</u>
SUB-TOTAL	\$ 3,961,365
CASH PROVIDED BY:	
INCREASE IN ACCRUED WAGES PAYABLE	\$ 2,339,105
INCREASE IN ACCOUNTS PAYABLE	2,131,622
DECREASE IN ACCOUNTS RECEIVABLE	2,110,539
INCREASE IN BOND INTEREST PAYABLE	598,532
LEASE RECEIVABLE LESS CURRENT PORTION	250,675
INCREASE IN PAYROLL TAXES PAYABLE	140,212
DECREASE IN PREPAID EXPENSES	94,172
CURRENT PORTION OF LEASE RECEIVABLE	40,260
INCREASE IN OTHER CURRENT OBLIGATIONS	39,002
INCREASE IN THIRD PARTY SETTLEMENTS	19,248
DECREASE IN INVENTORIES	5,464
INCREASE IN OTHER LONG-TERM LIABILITIES	2,042
	<u>7,770,872</u>
TOTAL SOURCES OF CASH	<u>11,732,238</u>
CASH USED FOR:	
INCREASE IN FIXED ASSETS	\$ 1,652,785
DECREASE IN ACCRUED EMPLOYEE BENEFITS	337,749
DECREASE IN DEFERRED INFLOW OF RESOURCES	281,115
DECREASE IN FINANCE LEASE LIABILITIES	259,159
DECREASE IN NOTES PAYABLE	91,770
DECREASE IN CURRENT PORTION OF LONG TERM DEBT	89,098
DECREASE IN EMPLOYEE DED PAYABLE	87,263
DECREASE IN BONDS PAYABLE	72,949
DECREASE IN CURRENT PORTION OF SUBSCRIPTION LEASE LIABILITIES	53,862
DECREASE IN SUBSCRIPTION LEASE LIABILITIES, LESS CURRENT PORTION	38,320
DECREASE IN CURRENT PORTION OF FINANCE LEASE LIABILITIES	25,839
INCREASE IN MISC ASSETS	469,809
	<u>3,459,719</u>
TOTAL USES OF CASH	<u>8,272,519</u>
INCREASE OR (DECREASE) IN CASH ACCOUNTS	<u>108,148,216</u>
BEGINNING TOTAL CASH BALANCE	<u>116,420,735</u>
ENDING TOTAL CASH BALANCE	<u>\$ 116,420,735</u>
OPERATING CASH	\$ 47,236,302
FUNDS RESTRICTED AS TO USE:	69,184,432
GRAND TOTAL OF ALL CASH ASSETS	<u>\$ 116,420,735</u>

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
BALANCE SHEET
For the Period Ending December 31, 2025

	CURRENT MONTH	PRIOR MONTH	INCREASE (DECREASE)	PERCENT CHANGE
CASH				
Funds Mgmt/General Fund	\$ 47,236,302	\$ 39,115,881	\$ 8,120,421	20.8%
TOTAL CASH	47,236,302	39,115,881	8,120,421	20.8%
RECEIVABLES				
Patient Receivables	154,831,839	154,224,734	607,105	0.4%
Contractual Allowances	(118,265,008)	(118,386,156)	121,148	-0.1%
Other Receivables	2,577,463	5,416,255	(2,838,792)	-52.4%
TOTAL RECEIVABLES	39,144,294	41,254,834	(2,110,539)	-5.1%
INVENTORIES				
General Stores	433,734	511,233	(77,499)	-15.2%
Pharmacy	820,663	820,663	0	0.0%
Surgery	5,706,639	5,634,604	72,035	1.3%
TOTAL INVENTORIES	6,961,036	6,966,499	(5,464)	-0.1%
Prepaid Expenses	5,368,665	5,462,836	(94,172)	-1.7%
Current portion of lease receivable	3,231,570	3,271,831	(40,260)	-1.2%
TOTAL CURRENT ASSETS	101,941,867	96,071,881	5,869,986	6.1%
PROPERTY, PLANT & EQUIP				
Land and Land Imp.	16,712,014	16,712,014	0	0.0%
Building & Building Serv	404,447,809	404,470,964	(23,155)	0.0%
Equipment	159,684,469	158,008,529	1,675,940	1.1%
Less: Accum Depr	(243,195,903)	(241,655,444)	(1,540,459)	0.6%
TOTAL P,P & E	337,648,389	337,536,063	112,326	0.0%
OTHER ASSETS				
Funded Depreciation	38,317,265	38,270,865	46,400	0.1%
Bond Payment Fund	15,201,905	15,096,207	105,698	0.7%
Bond Escrow Fund	15,665,263	15,665,263	0	0.0%
Miscellaneous Assets/Investments	85,510,066	85,040,257	469,809	0.6%
Capitalized Costs/Bond Issue Costs	433,090	447,527	(14,436)	-3.2%
Lease Receivable, less current portion	6,952,472	7,203,147	(250,675)	-3.5%
Finance Lease Right-to-Use Assets	15,845,873	16,139,600	(293,727)	-1.8%
Subscription Right-to-Use Assets	1,644,872	1,734,271	(89,399)	-5.2%
TOTAL OTHER ASSETS	179,570,806	179,597,136	(26,331)	0.0%
TOTAL ASSETS	\$ 619,161,062	\$ 613,205,080	\$ 5,955,982	1.0%

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
BALANCE SHEET
For the Period Ending December 31, 2025

	CURRENT MONTH	PRIOR MONTH	INCREASE (DECREASE)	PERCENT CHANGE
CURRENT LIABILITIES				
Accounts Payable	\$ 10,688,199	\$ 8,556,578	\$ 2,131,622	24.9%
Due from BJIT	-	-	-	0.0%
Accrued Wages Payable	13,111,111	10,772,007	2,339,105	21.7%
Payroll Taxes Payable	621,871	481,659	140,212	29.1%
Employee Ded Payable	289,292	376,556	(87,263)	-23.2%
Accrued Employee Benefits	7,920,127	8,257,877	(337,749)	-4.1%
Accrued Bond Interest	1,316,078	717,546	598,532	83.4%
Current Portion-Bonds Payable	8,247,879	8,249,963	(2,083)	0.0%
Current Portion of Long Term Debt	2,812,182	2,901,280	(89,098)	-3.1%
Estimated Third Party Settlements	198,200	178,952	19,248	10.8%
Current portion of Finance Lease Liabilities	3,066,254	3,092,094	(25,839)	-0.8%
Current portion of Subscription Lease Liabilities	867,309	921,171	(53,862)	-5.8%
Other Current Obligations	2,929,559	2,890,557	39,002	1.3%
TOTAL CURRENT LIAB	52,068,062	47,396,237	4,671,825	9.9%
LONG TERM LIABILITIES				
Hospital Expansion Bonds 2013	14,139,205	14,151,564	(12,358)	-0.1%
Hospital Expansion Bonds 2018	33,232,989	33,246,051	(13,082)	0.0%
Hospital Expansion Bonds 2021	75,953,377	75,988,638	(33,262)	0.0%
Hospital Expansion Bonds 2022	64,209,033	64,221,196	(12,163)	0.0%
Deferred Comp Liability	7,563,339	7,563,339	-	0.0%
First Bank-Note payable-Nov 2024	10,512,677	10,604,447	(91,770)	-0.9%
Other long-term liabilities	1,256,419	1,254,377	2,042	0.2%
Finance Lease Liabilities, less current portion	14,999,074	15,258,233	(259,159)	-1.7%
Subscription Lease Liabilities, less current portion	861,145	899,464	(38,320)	-4.3%
Deferred Inflow of resources - lease obligations	9,148,430	9,429,544	(281,115)	-3.0%
TOTAL LONG TERM LIAB	231,875,666	232,614,853	(739,187)	-0.3%
FUND BALANCE	335,217,333	333,193,989	2,023,344	0.6%
TOTAL LIABILITY & FUND BALANCE	\$ 619,161,061	\$ 613,205,080	\$ 5,955,982	1.0%

Williamson Medical Center & Subsidiaries

Income Statement

For the Period Ending December 31, 2025

Comparison of Actual to Budget

	Month To Date				Year To Date			
	Actual	Budget	Variance	Var%	Actual	Budget	Variance	Var%
Net Patient Svc Revenue	\$ 31,454,725	\$ 31,362,835	91,890	0.3%	\$ 177,924,714	\$ 183,027,332	\$ (5,102,617)	-2.8%
Other Operating Revenue	\$ 2,755,730	\$ 1,568,805	\$ 1,186,925	75.7%	\$ 13,679,705	\$ 9,405,996	\$ 4,273,709	45.4%
Net Operating Revenue	\$ 34,210,455	\$ 32,931,640	\$ 1,278,815	3.9%	\$ 191,604,420	\$ 192,433,328	\$ (828,908)	-0.4%
Operating Expenses:								
Salaries & Benefits	\$ 19,099,686	\$ 19,659,272	\$ (559,586)	-2.8%	\$ 114,867,315	\$ 116,887,007	\$ (2,019,692)	-1.7%
Medical Prof. Fees	\$ 359,092	\$ 369,760	\$ (10,668)	-2.9%	\$ 1,902,105	\$ 2,218,560	\$ (316,455)	-14.3%
Supplies	\$ 6,508,291	\$ 6,259,536	\$ 248,755	4.0%	\$ 32,991,046	\$ 37,192,904	\$ (4,201,858)	-11.3%
Other Expenses	\$ 1,869,787	\$ 1,907,683	\$ (37,896)	-2.0%	\$ 11,725,991	\$ 11,383,540	\$ 342,451	3.0%
Purchased Services	\$ 1,555,406	\$ 1,522,223	\$ 33,183	2.2%	\$ 9,791,088	\$ 9,100,921	\$ 690,167	7.6%
Repair/Main Equipment	\$ 881,479	\$ 808,445	\$ 73,034	9.0%	\$ 4,797,279	\$ 4,851,576	\$ (54,297)	-1.1%
Equipment Leases	\$ 107,635	\$ 75,219	\$ 32,416	43.1%	\$ 426,110	\$ 451,114	\$ (25,004)	-5.5%
Total Operating Expenses	\$ 30,381,375	\$ 30,602,138	\$ (220,763)	-0.7%	\$ 176,500,933	\$ 182,085,622	\$ (5,584,689)	-3.1%
Net Operating Income	\$ 3,829,080	\$ 2,329,502	\$ 1,499,578	64.4%	\$ 15,103,487	\$ 10,347,706	\$ 4,755,781	46.0%
Non-Operating Revenue	\$ 765,961	\$ 726,106	\$ 39,855	5.5%	\$ 2,784,315	\$ 4,357,214	\$ (1,572,899)	-36.1%
EBITDA	\$ 4,595,041	\$ 3,055,608	\$ 1,539,433	50.4%	\$ 17,887,802	\$ 14,704,920	\$ 3,182,882	21.6%
EBITDA %	13.1%	9.1%			9.2%	7.5%		
Interest	\$ 633,675	\$ 635,471	\$ (1,796)	-0.3%	\$ 3,824,958	\$ 3,812,826	\$ 12,132	0.3%
Depreciation & Amort.	\$ 1,938,022	\$ 1,890,060	\$ 47,962	2.5%	\$ 11,787,515	\$ 11,340,360	\$ 447,155	3.9%
Net Income/(Loss)	\$ 2,023,344	\$ 530,077	\$ 1,493,266	281.7%	\$ 2,275,330	\$ (448,266)	\$ 2,723,596	-607.6%
Net Income %	5.78%	1.57%			1.17%	-0.23%		

Williamson County
Privilege Tax Report

Month of December 2025

	Adequate School Facilities	Schools	Recreation	Fire	Highway
Previous Balance	3,086,847.80	4,102,115.45	328,617.77	452,109.32	290,653.34
Brentwood	96,517.06	88,795.71	7,721.37		
Franklin	58,783.23	54,080.57	4,702.66		
Fairview	50,269.23	46,247.69	4,021.54		
Spring Hill	3,057.12	2,812.55	244.57		
Thompson's Station	44,481.69	40,923.15	3,558.54		
Nolensville	4,589.64	4,222.47	367.17		
Unincorporated Williamson County	148,510.89	103,957.62	11,880.87	29,702.18	2,970.22
Interest	7,190.17	10,540.30	2,023.51	4,270.33	1,280.03
Commercial				0.00	0.00
Monthly Total	413,399.03	351,580.06	34,520.23	33,972.51	4,250.25
Cumulative Total	3,500,246.83	4,453,695.51	363,138.00	486,081.83	294,903.59
FSSD Monthly Appropriations	31,780.72	39,181.92			
Appropriations	207,159.28				
Cumulative Appropriations	113,618,346.90	163,290,014.93	16,256,912.52	5,687,698.97	7,523,933.59
Net Revenue	3,261,306.83	4,414,513.59	363,138.00	486,081.83	294,903.59

Appropriations:

Adequate Schools/ Nov '25 Cities payable	207,159.28
Adequate Schools/ Nov '25 FSSD payable	31,780.72
Schools/ Nov '25 FSSD payable	39,181.92

Williamson County
Budget Report
12/31/2025

Revenue							8.33%	
	Original Budget	Budget Amendments	Total	Actual Year To Date	Current Month	Remaining Budget	% YTD	
County General Fund	161,398,798	8,662,449	170,061,247	76,972,218	45,803,100	93,089,029	45.26%	
Solid Waste Sanitation Fund	10,510,861	-	10,510,861	4,719,292	2,471,858	5,791,569	44.90%	
Drug Control Fund	57,000	-	57,000	62,729	5,779	(5,729)	110.05%	
Highway/Public Works Fund	15,991,000	-	15,991,000	6,828,521	1,020,325	9,162,479	42.70%	
General Debt Service Fund	67,519,378	-	67,519,378	33,219,505	18,943,701	34,299,873	49.20%	
Rural Debt Service Fund	41,709,806	-	41,709,806	26,984,274	10,539,831	14,725,532	64.70%	
General Purpose School Fund	514,299,994	19,285,210	533,585,204	271,556,931	124,067,611	262,028,273	50.89%	
Cafeteria Fund	19,461,718	-	19,461,718	9,124,162	1,461,407	10,337,556	46.88%	
Extended School Program Fund	7,574,600	-	7,574,600	3,058,376	427,732	4,516,224	40.38%	
	838,523,155	27,947,659	866,470,814	432,526,008	204,741,343	-	433,944,806	

Appropriations							%	
	Original Budget	Budget Amendments	Total	Actual Year To Date	Current Month	Encumbrances	Remaining Budget	YTD
County General Fund	175,816,476	23,837,530	199,654,006	100,229,195	10,646,773	4,980,049	94,444,762	52.70%
Solid Waste Sanitation Fund	10,504,125	2,411,556	12,915,681	6,794,642	780,157	1,162,449	4,958,590	61.61%
Drug Control Fund	196,150	-	196,150	52,714	9,005	20,676	122,760	37.42%
Highway/Public Works Fund	15,912,831	4,985,000	20,897,831	12,141,574	1,183,928	1,559,352	7,196,905	65.56%
General Debt Service Fund	67,081,676	-	67,081,676	14,239,293	379,489	-	52,842,383	21.23%
Rural Debt Service Fund	42,198,228	-	42,198,228	8,276,994	203,992	-	33,921,234	19.61%
General Purpose School Fund	562,612,797	22,553,632	585,166,429	248,653,879	60,836,754	18,242,050	318,270,499	45.61%
Cafeteria Fund	20,749,302	-	20,749,302	9,378,339	1,621,669	4,028,965	7,341,998	64.62%
Extended School Program Fund	8,045,674	-	8,045,674	3,482,138	482,551	54,004	4,509,532	43.95%
	903,117,259	53,787,718	956,904,977	403,248,769	76,144,317	30,047,544	523,608,664	

Williamson County
Education Impact Fee

	COLLECTION DURING FYE 6/30/17	COLLECTION DURING FYE 6/30/18	COLLECTION DURING FYE 6/30/24	COLLECTION DURING FYE 6/30/25	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	TOTAL COLLECTIONS
IM100 - WCS																	
FEE	2,154,192.00	11,553,360.00	17,450,035.00	17,199,526.00	1,372,778.00	1,565,279.00	875,247.00	1,298,399.00	1,582,487.00	1,038,087.00							157,608,293.50
PAID UNDER PROTEST	349,738.50	4,957,756.50						24,798.00									24,798.00
INTEREST	10.00	91,466.58	3,481,846.62	4,042,046.92	346,447.66	366,312.66	366,951.18	339,522.08	345,298.97	321,483.72							13,201,878.23
TR COMMISSION	25,145.08	166,039.97	209,318.83	212,415.74	17,192.26	19,315.92	12,421.98	16,627.19	19,277.86	13,595.71							1,708,428.85
IM200 - FSSD																	
FEE	0.00	112,098.50	403,476.00	156,250.00	4,296.00	7,720.00	4,877.00	17,474.00	5,479.00								3,885,991.50
PAID UNDER PROTEST	0.00	193,385.00	7,305.00	-													7,305.00
INTEREST	0.00	2,137.13	96,007.54	106,855.34	8,484.53	8,876.60	8,962.56	8,500.59	8,527.12	7,817.40							328,426.03
TR COMMISSION	0.00	3,062.11	5,067.90	2,631.07	127.81	165.97	138.40	259.75	140.06	78.17							42,244.92
NET COLLECTIONS	2,478,795.42	16,741,101.63	21,224,283.43	21,289,631.45	1,714,686.13	1,928,706.38	1,243,477.36	1,671,806.73	1,922,374.17	1,353,714.24	0.00	0.00	0.00	0.00	0.00	0.00	173,306,018.49

SUMMARY FOR IMPACT FEE COLLECTIONS

Total Collected to Date	173,306,018.49
Total Allocated for Projects	(70,665,838.48)
Total Net Collections	102,640,180.01
 Total Paid under Protest	(32,103.00)
 Total Available for Allocation	<u>102,608,077.01</u>

1/15/26

Phoebe Reilly
 Budget Director, Williamson County, Tennessee
 1320 West Main Street, Suite 125
 Franklin, TN 37064

Dear Phoebe,

Please find enclosed the Consolidated Profit and Loss Statement for the Cool Springs Conference Center for period end December 31st, 2025.

A summary of the financial and distribution date is as follows:

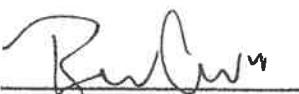
COOL SPRINGS CONFERENCE CENTER

Dec-25

	CURRENT MONTH			YEAR-TO-DATE		
	ACTUAL	BUDGET	LAST YR	ACTUAL	BUDGET	LAST YR
GROSS REVENUE	794,241	652,675	635,122	4,239,707	3,760,863	4,404,440
HOUSE PROFIT	103,631	41,388	64,637	821,744	497,358	904,667
Less: FIXED EXPENSES	42,372	44,088	41,863	252,055	264,528	244,229
NET INCOME	61,259	(2,700)	22,774	569,689	232,830	660,438
Less: FF&E RESERVE 5%	39,712	32,505	31,756	211,985	187,348	220,222
NET CASH FLOW	21,547	(35,205)	(8,982)	357,704	45,482	440,216
TOTAL CURRENT BALANCE DUE TO OWNERS	21,547					
TOTAL DUE TO CITY OF FRANKLIN	10,774					
TOTAL DUE TO WILLIAMSON COUNTY	10,774					

The financial statements for the Cool Springs Conference Center, subject to routine year-end audit and adjustments, is true and correct in all material respects to the best of my knowledge.

Sincerely,



Brittany Cox
 Controller

FRANKLIN MARRIOTT COOL SPRINGS
 700 COOL SPRINGS BLVD
 FRANKLIN, TENNESSEE 37067 USA
 T: 615.261.6100
 MARRIOTT.COM/BNACS



Matt Lahiff
 General Manager

Cool Springs Conference Center
County Profit / -Loss
By Fiscal Year

	<u>2013-2014</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>
July	-28,542.26	-54,282.13	-17,511.50	-32,266.50	-29,761.00	-49,914.00	-63,264.00	-15,269.00	-21,002.00	-20,134.00	-19,158.00	-20,834.00	-22,040.00
August	-18,101.32	16,435.07	-84,060.00	2,719.25	13,164.00	4,452.00	49,885.00	-14,794.00	52,329.00	16,689.00	79,690.00	40,230.00	-131,102.00
September	34,240.22	-45,234.55	-7,482.50	15,575.50	-2,501.00	40,369.00	68,500.00	-27,859.00	31,516.00	72,173.00	47,477.00	72,858.00	105,955.00
October	30,097.86	30,305.00	73,503.00	27,310.00	76,034.00	143,486.00	96,722.00	-28,058.00	88,432.00	87,654.00	77,488.00	93,087.00	151,052.00
November	-13,864.78	27,731.00	-1,435.50	-5,898.50	44,350.00	63,790.00	-6,258.00	-32,908.00	-13,698.00	41,869.00	20,515.00	39,260.00	64,214.00
December	91,933.14	-53,885.50	90,526.50	48,718.00	-43,578.00	9,187.00	18,602.00	-54,120.00	56,917.00	9,261.00	16,172.00	-4,491.00	10,774.00
January	-12,669.10	-67,577.50	-15,958.50	-59,537.00	-32,369.00	16,722.00	35,126.00	-43,914.00	-15,337.00	-43,450.00	-39,437.00	-49,777.00	
February	21,279.74	136,887.00	52.50	14,645.00	88,228.00	60,530.00	63,595.00	-41,564.00	25,780.00	66,912.00	70,311.00	167,881.00	
March	-633.34	-32,783.00	-2,379.50	30,608.00	38,448.00	-48,696.00	-39,316.00	-39,257.00	51,904.00	41,313.00	-21,036.00	-26,522.00	
April	11,630.42	32,093.00	58,337.00	36,074.00	28,028.00	4,908.00	-32,937.00	43,488.00	109,510.00	83,065.00	97,693.00	69,103.00	
May	-1,286.56	-4,720.50	972.00	-14,551.50	4,654.00	30,615.00	-43,893.00	-42,575.00	19,250.00	30,371.00	10,262.00	8,608.00	
June	-25,004.56	80,638.00	28,889.00	29,395.50	37,163.00	29,231.00	-13,204.00	163.00	29,256.00	-3,590.00	-31,633.00	-33,968.00	
	89,079.46	65,605.89	123,452.50	92,791.75	221,860.00	304,680.00	133,558.00	-296,667.00	414,857.00	382,133.00	308,344.00	355,435.00	178,853.00

Reflects County's one-half share only.

Undesignated Fund Balance

FY 2025-2026

	Beginning		Ending		Beginning		Ending		Beginning		Ending		Beginning		Ending	
	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget	Fund Balance	Budget
	July 1, 2025	Amend. & Adjust.	July 2025	Amend. & Adjust.	August 2025	Amend. & Adjust.	September 2025	Amend. & Adjust.	October 2025	Amend. & Adjust.	November 2025	Amend. & Adjust.	December 2025			
General Fund	104,639,999.29	-13,738,471.55	90,901,527.74	315,355.40	91,216,883.14	-2,578,136.52	88,638,746.62	-294,070.18	88,344,676.44	4,684,607.48	93,029,283.92	1,475.00	93,030,758.92			
Solid Waste Sanitation	12,199,625.71	-2,865,665.28	9,333,960.43	304,046.52	9,638,006.95	2,288.31	9,640,295.26	0.00	9,640,295.26	0.00	9,640,295.26	0.00	9,640,295.26			
Highway/Public Works	12,122,240.63	-5,616,186.35	6,506,054.28	239,938.20	6,745,992.48	18,929.42	6,764,921.90	0.00	6,764,921.90	78,586.18	6,843,508.08	0.00	6,843,508.08			
General Debt Service	48,276,756.95	-82,298.00	48,194,458.95	0.00	48,194,458.95	0.00	48,194,458.95	0.00	48,194,458.95	0.00	48,194,458.95	0.00	48,194,458.95			
Rural Debt Service	26,039,360.60	-488,422.00	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60			

Nominee Information For Elections & Appointments

Title of position for election (or appointment): Ag Committee Farmer

Name of nominee: DeWayne Perry

Address: 4869 Byrd Lane, College Grove, TN 37046

Phone #: Cell: 615-604-7647

E-mail address: Perryangus07@gmail.com

Voting district in which the nominee resides: District 2

Term of position & Expiration Date: 2 years, expiring 2/28

Salary (if applicable): \$ 75 (per meeting)

Name(s) of person, organization or informal group recommending the nominee:
Williamson County Agricultural Committee

Brief biographical information:

I retired in 2015 after 42 years of employment with the University of Tennessee Extension Service in Williamson County, TN. My wife Teresa and I operate a small farm in the Bethesda Community. We have a herd of registered Angus cattle and sell replacement bulls and females. I was active in the Franklin Noon Rotary Club for 25 years. I coached youth baseball, softball, and basketball when our children were growing up in the 1980's, and also within the past 15 years for our grandchildren through the South Williamson Youth Recreational leagues. We have a daughter and son who reside in Williamson County and four grandchildren, two of which are active in the Williamson County 4-H program. I am active in the Williamson County Cattlemen's Association, and a member of the Tennessee Cattlemen's Association, Williamson County 4-H, National Cattlemen's Association, and American Angus Association. We attend Grace Community Fellowship Church in Bethesda, TN.

County Commission meeting date: February 9, 2026

Nominee Information For Elections & Appointments

Title of position for election (or appointment): Ag Committee Farm Woman

Name of nominee: Leslie Bingham

Address: 6765 Flat Creek Rd, College Grove, TN 37046

Phone #: 615-479-4225

E-mail address: lesliecbing@gmail.com

Voting district in which the nominee resides: District 2

Term of position & Expiration Date: 2 years, expiring 2/28

Salary (if applicable): \$ 75.00 (per meeting)

Name(s) of person, organization or informal group recommending the nominee:
Williamson County Agricultural Committee

Brief biographical information:

Growing up in this tight-knit community has not only shaped my values but has fueled my passion for agriculture. As a proud graduate of Page High School, my roots in this area run deep. Our children attended Bethesda and my active involvement in the PTO and school reflected my dedication to fostering a thriving local community.

We own a small farming operation on Flat Creek Rd where we raise cattle, poultry, and horses. Committed to staying at the forefront of the industry, we prioritize employing the latest techniques and practices to enhance genetics for optimal meat production quality. Our dedication to sustainable and progressive farming is a testament to our commitment to the future of agriculture in our community.

Beyond our personal farming pursuits, I am deeply involved in the 4-H program, contributing to various areas that extend beyond livestock. The multifaceted nature of my involvement spans environmental projects, leadership development, and community service initiatives. My commitment to 4-H reflects a holistic understanding of agriculture that goes beyond the confines of livestock and embraces the diverse aspects of our community's needs.

Serving on the Ag Committee is not just about understanding the technicalities; it's about having insights into the needs of both the agricultural program and the mission of Extension. What sets me apart as a candidate for this position is my ability to provide a different perspective from others on the committee. By combining my passion for agricultural, integral knowledge of Extension and 4-H, as well as insights into the community's needs, I can contribute innovative ideas and solutions. Diversity in perspectives is crucial for fostering comprehensive and inclusive policies that address the varied challenges faced by our community.

County Commission meeting date: February 9, 2026

Nominee Information For Elections & Appointments

Title of position for election (or appointment):
Agriculture Committee

Name of nominee: Meghan Guffee

Address: 2105 Wimbledon Cir. Franklin, TN 37069

Phone#: 615-513-5136

E-mail address: meghan.guffee@williamsoncounty-tn.gov

Voting district in which the nominee resides:
District 10

Term of position: 2 Year Term, Expiring 2/28

Salary (if applicable): \$ 75 (per meeting)

Name(s) of person, organization or informal group recommending the nominee:
Williamson County Agricultural Committee

Brief biographical information:

Meghan Guffee is a lifelong resident of Williamson County and actively serves her community through various organizations and initiatives. She is currently a Williamson County Commissioner, a Williamson Health Board Trustee, the Immediate Past President of the Franklin Noon Rotary Club, a member of the Franklin Rodeo committee, and serves in her church's children's ministry. Meghan has also participated with High Hopes, Girl Scouts, Youth Leadership Franklin, A Vintage Affair, the Alzheimer's Association, and the finance committee at her church.

Professionally, she is VP Director of Operations at USI Insurance, managing the Tennessee and Alabama markets, with over twenty years of experience in Employee Benefits. Meghan and her husband, Johnny, reside in Franklin with their youngest daughter, Elise. Their older daughters and grandchildren live nearby in Memphis and Murfreesboro.

County Commission meeting date:
February 9, 2026

WILLIAMSON COUNTY GENERAL SESSIONS COURT
Williamson County Judicial Center
135 Fourth Avenue South, Franklin, Tennessee 37064
(615) 790-5455 Fax (615) 790-5837

RECEIVED

JAN 15 2025

WILLIAMSON CO. MAYOR'S OFFICE

Denise Andre
Judge, Division I

M.T. Taylor, Jr.
Judge, Division II

January 13, 2026

Honorable Chairman Brian Beathard
Honorable Board of Commissioners
1320 West Main Street, Suite 125
Franklin, Tennessee 37064

Re: Reappointment of Judicial Commissioners Laura Laetz and Whitney Waddell

Dear Chairman Beathard:

Please accept this correspondence as notice that the following Judicial Commissioners have been reappointed by agreement of the Williamson County General Session Judges as evidenced by our signatures below and as provided by Tennessee Code Annotated, Section 40-1-111. Ms. Laetz and Ms. Waddell were appointed for a one-year term as follows:

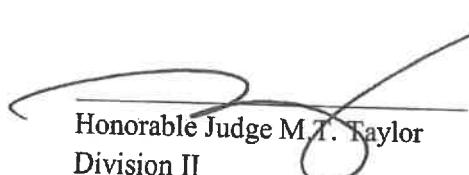
Name	Term beginning	Term ending
Judicial Commissioner Laura Laetz	01-13-2026	01-13-2027
Judicial Commissioner Whitney Waddell	01-13-2026	01-13-2027

Because the appointments of Ms. Laetz and Ms. Waddell were made by agreement of the acting Williamson County General Sessions Judges, no further action is needed by the Williamson County Board of Commissioners. Please feel free to contact either of us should you have any questions.

Sincerely,

Williamson County General Session Judges


Honorable Judge Denise Andre 1/14/26
Division I


Honorable Judge M.T. Taylor
Division II 1-14-16
Date

WILLIAMSON COUNTY GENERAL SESSIONS COURT

**Williamson County Judicial Center
135 Fourth Avenue South, Franklin, Tennessee 37064
(615) 790-5455 Fax (615) 790-5837**

**Denise Andre
Judge, Division I**

**M.T. Taylor, Jr.
Judge, Division II**

RECEIVED

January 21, 2026

JAN 22 2025

WILLIAMSON CO. MAYOR'S OFFICE

Honorable Chairman Brian Beathard
Honorable Board of Commissioners
1320 West Main Street, Suite 125
Franklin, Tennessee 37064

Re: Reappointment of Judicial Commissioners Hillary Stach, David Chris Brown, and Gary Morgan

Dear Chairman Beathard:

Please accept this correspondence as notice that the following Judicial Commissioners have been reappointed by agreement of the Williamson County General Session Judges as evidenced by our signatures below and as provided by Tennessee Code Annotated, Section 40-1-111. Ms. Stach, Mr. Brown, and Mr. Morgan were appointed for a one-year term as follows:

Name	Term beginning	Term ending
Judicial Commissioner Hillary Stach	01-21-2026	01-21-2027
Judicial Commissioner David Chris Brown	01-21-2026	01-21-2027
Judicial Commissioner Gary Morgan	01-21-2026	01-21-2027

Because the reappointments of Ms. Stach, Mr. Brown, and Mr. Morgan were made by agreement of the acting Williamson County General Sessions Judges, no further action is needed by the Williamson County Board of Commissioners. Please feel free to contact either of us should you have any questions.

Sincerely,

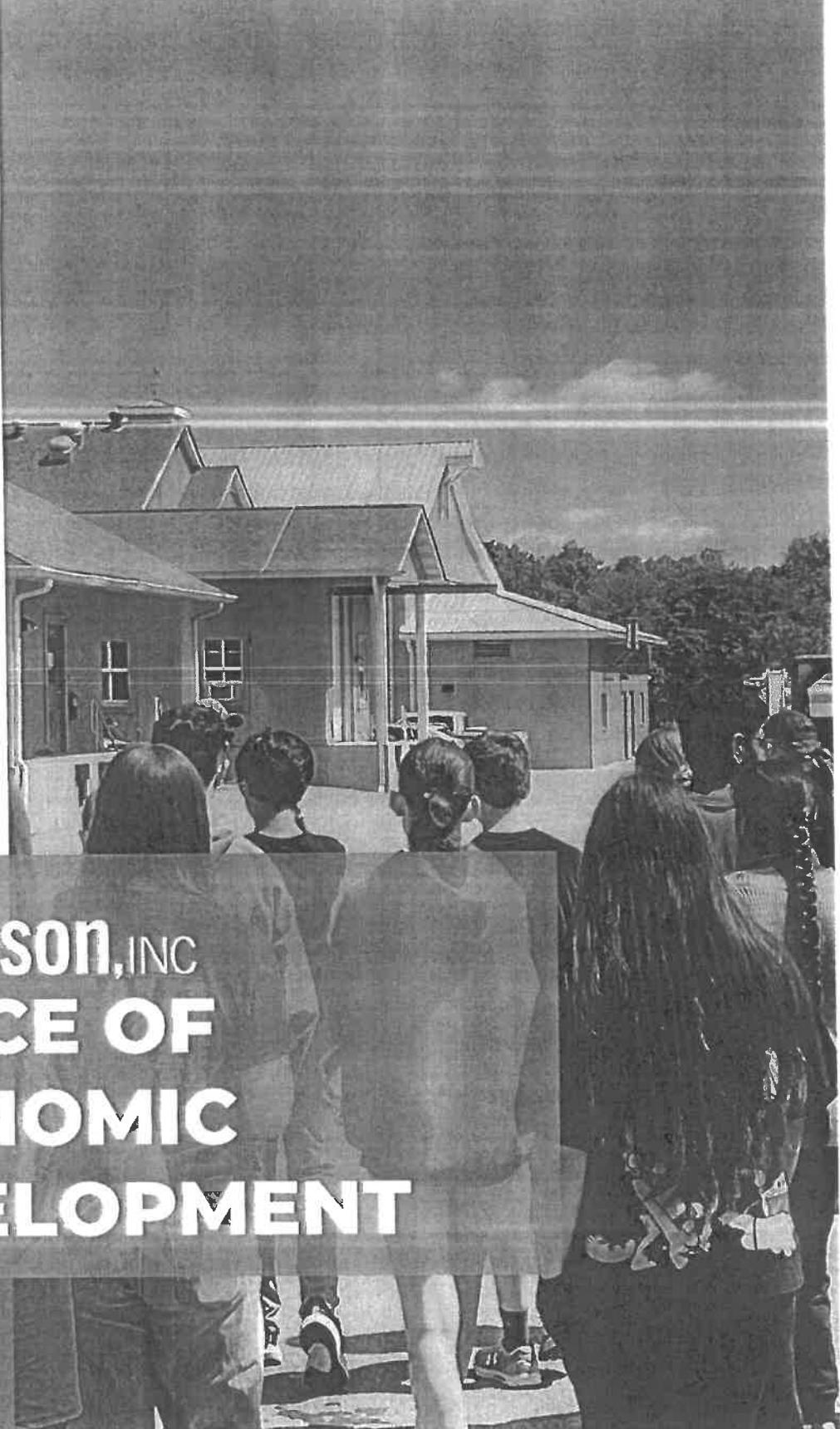
Williamson County General Session Judges


Honorable Judge Denise Andre
Division I

1-21-26
Date


Honorable Judge M.T. Taylor
Division II

1-21-26
Date



williamson, INC
**OFFICE OF
ECONOMIC
DEVELOPMENT**

Photo: STEAM DAY 2025 with City of Franklin Water and Williamson County Schools

Nathan Zipper
Chief Economic Development Officer
Williamson, Inc.
4031 Aspen Grove Drive, Suite 630
Franklin, TN 37067

January 30, 2026

Williamson County Board of Commissioners
1320 West Main Street
Franklin, TN 37064

Dear Commissioners,

I am proud to share with you the *2025 Williamson, Inc. Office of Economic Development Annual Report*. This report not only reflects our work toward the mutually agreed upon benchmark goals outlined in the service agreement our office has with Williamson County, but it also highlights the shared efforts and collaborations that make progress in our community possible. We deeply value our partnership with each of you and I hope that you share the immense pride for the work we did together to ensure that Williamson County remains the best place to raise a family and pursue a meaningful career.

In the report you'll find our strategic efforts in the following areas:

Strengthening Local Businesses: Through 132 business retention visits, we supported local employers in addressing challenges and identifying growth opportunities, ultimately working toward increased economic vitality for the business owners and our community.

Preparing the Next Generation: By working with Williamson County Schools and the Franklin Special District, we hosted STEAM and Manufacturing Days, providing 155 Williamson County students with exposure to career pathways. These initiatives reflect our shared commitment to building a pipeline of talent that benefits the county's future.

Fostering Innovation: At the Franklin Innovation Center, we supported entrepreneurs through educational programs and networking opportunities. This work helps cultivate small business success, a vital component of a resilient economy.

Collaboration Through the ThreeStar Program: We continue to maintain compliance with state benchmarks, ensuring Williamson County remains competitive for state funding and development opportunities.

We understand that, as stewards of public resources, the County Commission rightfully values measurable results. To that end, the *2025 Annual Report* underscores not just what we've achieved, but how we've partnered with county leaders, educators, and businesses to move our community forward.

Thank you for your continued collaboration and leadership. Please feel free to contact me with any questions or ideas for further partnership.

Sincerely,



Nathan Zipper
Chief Economic Development Officer
Williamson, Inc.

TABLE OF CONTENTS

I	About	4
II	Economic Development Council	5
III	ThreeStar Program	19
IV	Retention and Expansion	21
V	Franklin Innovation Center	22
VI	Site Selection	23
VII	K-12 Career Exposure	25
VIII	Staff	26



Photo: Entrepreneur Exchange at The Franklin Innovation

ABOUT WILLIAMSON, INC. OFFICE OF ECONOMIC DEVELOPMENT

The Williamson, Inc. Office of Economic Development serves the residents of Williamson County by developing and executing economic development strategies that help to retain, grow, and attract high paying careers for community members, inspire and engage the next generation of workforce in our K-12 students, support local entrepreneurs, and foster partnerships that are invaluable to the continued prosperity of Williamson County.

ECONOMIC DEVELOPMENT COUNCIL

Benchmark: Facilitate Economic Development Council

The Williamson, Inc. Office of Economic Development will facilitate Economic Development Council meetings for Williamson County stakeholders. This includes hosting meetings, coordinating with members, developing agendas, taking minutes and reporting and providing documentation to the appropriate governing bodies.



Quarter I Meeting

Date: Tuesday, February 11, 2025



Quarter II Meeting

Date: Tuesday, May 13, 2025



Quarter III Meeting

Date: Tuesday, August 12, 2025



Quarter IV Meeting

Date: Tuesday, November 4, 2025

Economic Development Council Meeting Minutes included on following pages

Q1 Economic Development Council Meeting
February 11, 2025

Board Member Present:

Mayor Rogers Anderson - Williamson County
Diane Giddens – Williamson County (virtual)
Mayor Lisa Anderson- City of Fairview
Patti Carroll - City of Fairview
Mayor Ken Moore - City of Franklin
Eric Stuckey - City of Franklin
Mayor Jim Hagaman - City of Spring Hill (virtual)
Chris Clausi – City of Spring Hill
Tony Tolstedt - City of Spring Hill
Victor Lay - Town of Nolensville (virtual)
Micah Wood -Town of Thompson's Station (virtual)
Will Powell – FirstBank
Leisa Gill – LBMC
Rebecca Melton - Spring Hill Chamber (virtual)
Charlie Fox - Greenbelt Representative

Board Member Absent:

Mayor Brian Stover - Town of Thompson's Station
Mayor Halie Gallik - Town of Nolensville
Tom Daugherty – City of Fairview
Mayor Mark Gorman - City of Brentwood
Kirk Bednar – City of Brentwood
Dan Allen - City of Spring Hill
Stanton Higgs - TMA Group
Dearl Lampley – Columbia State Community College

Others:

Kel McDowell - Williamson, Inc.
Claudia Zuazua – Williamson, Inc.
Nick Biniker - Williamson, Inc.
Anna Lisa Roberts - Williamson, Inc.
Jena Potter – Williamson, Inc.
Maureen Thornton - Williamson County Convention and Visitors Bureau
Chris Richards – Commissioner District 7
Jessica Lucyshyn - Gresham Smith
Jeremy Qualls – WCS

Meeting was held at 1320 W Main St. Franklin, TN 37064 (Executive Conference Room).

Patti Carroll - Meeting was called to order at 1:30, welcome and introductions.

No Public Comments

Approval of the minutes- Patti Carroll moved a motion to approve the minutes Lisa Anderson made a motion, Charlie Fox seconded, all in favor, minutes were unanimously approved.

Election of New Officers

- Lisa Anderson nominated Leisa Gill for Vice Chairman, all in favor, Lisa was elected.
- Charlie Fox nominated Will Powell for Secretary, all in favor, Will was elected.

UPDATES:

Spring Hill

Mayor Jim Hagaman

- We received a grant of \$250,000 that will be used towards water improvement and sewer delivery program.

Tony Tolstedt

- Utilities are a big conversation especially water reuse. Dan Allen is working through that pilot program.
- New staff, the Finance Director (Rebecca Holden) and a new Budget Manager (Chelsea Perryman).
- Lots of construction.
- The police facility is very impressive, once it is finished, we will be able to handle our growth well into the future.
- Fire Station No. 4 (located right at Duplex and Buckner Lane) is going to help our response time a great deal. Our administrator recruitment continues.

Spring Hill Chamber

Rebecca Melton

- Election year, we have updated our website with election information including the candidates. We will upload the sample ballot once Maury County Election Commission has it available.
- Events coming up where people can meet the candidates: February 27th luncheon and March 18th public meet the Candidates Forum at 6:00 PM at the new Community Baptist Church.
- March Luncheon will be our mayoral forum with Mayor Rogers Anderson along with Maury County Mayor Sheila Butt.

Williamson County Convention and Visitors Bureau

Maureen Thornton

- Last week we rolled out in the broadest way our new tourism branding. We've had the chance to do a community level roll out: Nolensville, Spring Hill, Thompson Station and Franklin. We are yet to do Fairview, so we are looking forward to continuing that process and partnering with all municipalities on it.

City of Fairview

Mayor Lisa Anderson

- Looking into ideas for best practices to update the census since it is directly related to funding. In 2020, we were right at 10,000 residents, which is not accurate now because we had over 7 thousand registered voters turn out in November. Funding is important especially for roads: If 40 is down, Hwy100 tends to be an issue because it becomes the interstate.
- In the works: the design of our Justice Center, which is needed for our police officers, the design of a new fire hall and the City Center next to City Hall.
- Sidewalk project at Cumberland 100. Our community's all about walkability, people will be able to walk from all the neighborhoods in the area to our City Center, which is going to have restaurants, retail, work, and an area in the middle for congregating so that our community can have different events.
- Two big events: the 3rd of July event and Nature Fest in July and Nature Fest in September. We're all about bringing the community together.

- I am a big proponent of the regional approach, if we all get off our own island and just do everything as a Williamson County group, all the different municipalities working together, water, sewer, roads, that's the best way to go. Congratulations to Patti on being the new chair, she also is our new Economic Development Officer. We have a new business in town, Lazestar.
-

Patti Carroll

- Adding to Mayor Anderson, people are looking every day into our county. I hear people saying why do we need an ED Officer? If you want intentional growth, it's the best way to do it.

City of Franklin

Mayor Ken Moore

- City Hall has been moved to a building on Columbia and 9th that is part of the FirstBank building complex.
- In the governor's state of the state last night, he announced \$1 billion for transportation. We've recently approved two major projects, almost \$100 million worth: McEwen phase four Cool Spring Blvd/Wilson Pike (it'll take two - three years to build). Southeast Park, which has ball fields and an inclusive playground.
- Bicentennial Park will be completed this year.

Eric Stuckey

- SE Park is a huge deal. It will really provide park services in the southeast part of Franklin, which is where we're seeing the most growth. The McEwen project is a \$46 million project, we've been able to secure 30 million of that from federal grant dollars so that helps stretch our local dollars, got a lot of topography to deal with, challenging project. Upgrade McEwen from Cool springs out to Wilson Pike, which is essentially a two-lane country road into a four-lane divided. Seeing TDOT's planning, McEwen is part of one of the major East West connections that happened through our county.
- Our Board gave some clear guidance on the construction of a water reclamation plant (10 years out) in the southeast part of Franklin; given the permitting, design and construction that 10 years is going to go fast. Continuing to treat water at a very high level, taking our stewardship of the Harpeth River seriously, having modern plants that effectively do that function is a critical part of that. Target will be 6 million gallons a day.
- On the development side, the calendar year 2024 was the largest in permitted development.
- Highlights: the official ribbon cutting for K-Love located in our southeast part of Franklin, huge economic development win. In that same area In and Out is building their regional headquarters. TrueGreen has moved their corporate office to Franklin. The real story is how existing businesses continue to grow and expand in our community. We see unemployment rates at 2.5%, which is the lowest in the state.
- We will be issuing our first general obligation debt in six years to help support our shares of McEwen and SE Park. Working hard to reaffirm our AAA bond rating, that's a big deal because it gets us money at the lowest possible rate. When looking at having two triple-A bond ratings, they're probably only 100 cities in America that have that, it's an endorsement of the quality of what we're doing, the strength of our local economy and how well we want to operate as a community and as a local government.
- Census: we did mailers, we've done online, we just had a tough time getting responses. We're over 50,000 but we have 40,000 to go to get to the number that we think we're at population. Our projection is 90 to 92 thousand.

More affluent communities can afford to spend money on doing a special census, the poor communities can't. One of the things I'm going to advocate for at a state level, probably at the next legislative session, is to use the US Census number at mid-decade and update everybody's number, let's stop this kind of uneven and very costly process. Let's recognize the growth, these are taxes that citizens have already paying, and we ought to get our fair share.

Greenbelt Representative

Charlie Fox

- Williamson County has 373,979 acres, and that includes dirt and water as well. In 2014, we had 231,341 acres in Greenbelt. In 2024, it had dropped to 220,214 acres. If you have any property that you're looking to move to the greenbelt, reach out to apply by March the 15th.

Mayor Rogers Anderson

- We still own 50% of the Greenbelt land. There are thousands of untouched acres. Don't leave here thinking everything's always development.

Patti Carroll, we don't have any Brentwood representatives.

Thompson's Station

Micah Wood

- Simon Mall Development going in on Lewisburg Pike has been announced although they're still very much in their due diligence phase. A lot of things to cover in terms of infrastructure, extensions of roadways and wastewater.
- Farm Bureau is opening a satellite corporate office, just north of Thompson's Station Road and 31. They owned the land.
- A consultant has been working on economic development analysis for the last year.
- Wastewater treatment plant upgrade, expected to be fully operational and permitted by November. The town has offered up \$15 million to participate in TDOT's statewide partnership program to accelerate the construction of Columbia Pike Highway 31, it's the town's number one transportation project.
- \$650,000 grant for our park system. That's a 50/50 match, that'll end up being \$1.2 million that we're spending to upgrade Sarah Benson Park which is our main active park, widely loved, very heavily used, we're excited to put some new amenities.

Nolensville

Victor Lay

- The city has begun their budgeting process for the coming year.
- Completed last night, a second strategic plan working session with our Board of Commissioners, trying to outline from a five-year vision what capital projects are needed and what's the funding look like. We have got a \$1.2 million project for our first real park (right on Sunset Rd). We purchased that property for just under \$2,000,000 using ARP funds to do that. Looking to maybe locating a new Police Department in half of that property.
- Last week at our Commission meeting, the board agreed to move forward with the purchasing the right of way needed on Sunset Rd. to widen it, it is the third phase of three phases. When we budgeted for it, we were expecting it to be about 750,000, now that we have done the appraisals, we're at a little over 2.2 million. We thought we could have the road built and everything paid for, for maybe about 3 1/2 million, that number is probably closer to 8. Once we get it, then we can look at the construction cost.
- We had 95% participation in our census last year. We used our GIS system in real time, creating some competition between neighborhoods, engaging people in conversations. We involved our fire department in the process, they went door to door for the ones who didn't return the mailer. But I absolutely agree with Eric about doing the US Census number at mid-decade and updating everybody's number.
- Buttercup Festival is on May 3rd.

Williamson County School

Jeremy Qualls

- Innovation Hub, located on Hillsboro Rd. where the old animal center was. Mayor Lisa Anderson mentioned the mechatronics program. The goal of the Innovation Hub is to offer more specific skill trades to not only the students of WSC but for the community and have adult educational opportunities.

We currently have 30 study programs across 10 high schools. However, this is going to offer some unique programming that we do not currently offer. MTSU is going to partner with us on the aviation program as well as Hawkins Flight Academy to get private pilot license. Thompson Caterpillar program, where they can be heavy machines, technologists and electrical power generation under one roof. For our cybersecurity/AI program, we met with Vanderbilt last week. We got TN Tech on deck next week. In hospitality/tourism is going to be hosted by and run by Columbia State.

We are also developing our first ever fire program starting next year, 18-year-old seniors get an opportunity to get their EMT button and go for the fire program with the City of Franklin Fire Department. They're going to take twelve kids, then down to six and paid interns and hire folks after.

We are working on having the first TCAT placement in Williamson County for adults.

Concrete will be poured in March. It's a race 13 months after that to have it completed for August of 26 for openings.

Williamson County

Mayor Rogers Anderson

- The date for the 1st Advisory Committee meeting on the Urban Growth Boundary has been set; it'll be in this room in about two or three weeks, please check your emails. When we went through the process, we all agreed to meet on a quarterly basis to look at the individual issues of annexation, growth and what that looks like. After 2 1/2 - 3 years' worth of work we were able to get all that approved to our Cities, County and the State, great job you all did.
- Recognition to Kel and Jena for their hard work and pushing through the Support Local Infrastructure Campaign. Pat Marsh is running it on the house side and Jack Johnson's running it on the Senate side. This was a couple of years project we worked on looking at real estate tax which means that everyone buys a house, all that revenue side goes to Nashville, \$0.37 per \$100. On average for this county was approximately \$28 million in a 5-year period. We are asking the state to return 50% of that money to us (reoccurring), we'll make a commitment to pay for future roads, whether it is for interstates, for Hwy 100, Nolensville, whatever that happens to be.
- We accepted the bids for the improvements of Arno and 840, particularly on Peytonsville Road, which is our highest accident road in the county.

Williamson, Inc.

Kel McDowell

- Last week we had Day on the Hill, we had a number of attendees in. It was a great opportunity not only to engage our business leadership, our community leadership, our municipal and county elected leadership, but just to make sure that there's that synergy as we connect with our state legislative delegation and also from those from Murray County as well. We were glad to partner with both Spring Hill Chamber and Maury Alliance again this year.
- Outlook Williamson, which is our annual Economic Development Summit, will be on April 1st.
- The bill number on "the keep it local campaign", the transfer taxes, is HB649.
- Friday, February 28th in the morning is our monthly Policy Talk series. During the legislative session, we assemble the whole delegation. Registration is needed.

Patti Carroll

- I just attended the zoom call on the Safety Action Partnership. The website is not live yet, but we'll need participation from all the cities in the county to be able to go after grants.

Lisa Anderson

- Invited Jeremy Qualls to attend one of their meetings so he can talk about the Innovation Hub to the Fairview community.

Meeting adjourned at 2:20

Q2 Economic Development Council Meeting
May 13, 2025

Board Member Present:

Mayor Rogers Anderson - Williamson County
Mayor Lisa Anderson- City of Fairview
Patti Carroll - City of Fairview
Mayor Ken Moore - City of Franklin
Eric Stuckey - City of Franklin
Mayor Matt Fitterer - City of Spring Hill (virtual)
Chris Clausi – City of Spring Hill
Victor Lay - Town of Nolensville (virtual)
Will Powell – FirstBank
Charlie Fox - Greenbelt Representative
Stanton Higgs - TMA Group
Jason Gage – City of Brentwood (virtual)

Board Member Absent:

Diane Giddens – Williamson County
Mayor Brian Stover - Town of Thompson's Station
Mayor Halie Gallik - Town of Nolensville
Tom Daugherty – City of Fairview
Mayor Nelson Andrews - City of Brentwood
Kirk Bednar – City of Brentwood

Others:

Nathan Zipper – Williamson, Inc.
Matt Largen – Williamson, Inc.
Kel McDowell - Williamson, Inc.
Claudia Zuazua – Williamson, Inc.
Nick Biniker - Williamson, Inc.
Anna Lisa Roberts - Williamson, Inc.
Jena Potter – Williamson, Inc.
Maureen Thornton - Williamson County Convention and Visitors Bureau
Brad Dunn – Pinnacle Financial
Chris Richards – Commissioner District 7
Paula Chilton – WCS
Kris Schneider - WCS

Meeting was held at 1320 W Main St. Franklin, TN 37064 (Executive Conference Room).

Patti Carroll - Meeting was called to order at 1:32, welcome and introductions.

No Public Comments

Approval of the minutes- Patti Carroll moved a motion to approve the minutes Mayor Ken Moore made a motion, Mayor Rogers Anderson seconded, all in favor, minutes were unanimously approved.

UPDATES:

Spring Hill

Mayor Matt Fitterer

- Public Safety:
 - The new Police Station opened on May 6th.
 - We will open our new fire station later in November.
- In the process of hiring a new city administrator, we have 4 finalists. They are going to be publicly identified at our May 19th meeting; they are very experienced and qualified individuals amongst that group from all over the state and around the country. We'll have them in town, probably in the first week of June, for some interviews that also include a public meeting and some public engagement opportunities.
- I am the new Mayor; we also have 4 new Alderman so there are many changes to the entirety of our board.
- The city entered into an agreement to close on 110 acres of land that will be the site of our reservoir, which is the water reclamation project that will provide the long-term water and sewer capacity that we need as the city, it will also function as a public park.

City of Brentwood

Jason Gage, City Manager

- I have been in the position for only three weeks, so not much of an update. I came from my last job in Springfield, MO, as City manager. I'm excited to get to know everyone and Williamson, Inc. better.
- We have two new city commissioners, as a result of that, we have a new mayor, Nelson Andrews.

Town of Nolensville

Victor Lay, Town Manager

- We are right in the middle of budget times. We've had our first reading with our commission and we're going to ask for a significant tax increase, even though we're going to have, on average, a 58% increase in assessments, to basically fund a 5-year plan. We've had unanimous support from the board, of course, we'll see as the public gives them additional feedback where they end up at.
- We obviously are continuing to grow, and good things continue to happen. We haven't had any new things since the last meeting that have been approved.
- The Small commercial center. There's a vacant parcel there, on the corner of the northwest corner of Sunset Rd. and Nolensville, they've been approved for a while; they got an extension because their approval came during COVID and they had to do a bit of environmental work, FEMA changed the floodplain rules, so they had to come back and do additional flood study that has cost them some time and we gave them a year in addition to their investing, they are getting ready to break ground.

City of Franklin

Mayor Ken Moore

- We continue to move forward after our relocation of City Hall to Columbia Ave. They'll be putting a fence up around the old City Hall, they're currently inside the building and abating whatever things they must abate, we hope that it'll be torn down by the end of the month.
- I'd defer to Eric about property reassessment.

Eric Stucky, City Administrator

- We are dealing with the property reappraisal and what that does to our rate hasn't been fully certified yet. We think our 32-cent tax rate will drop down to just under 23 cents and we're looking at what we might do with that rate for maybe identifying some additional kind of dedicated capacity. We do have a partnership funding that is included in the 10-year TDOT CIP plan for them to widen Mack Hatcher SE. The good news about that project is that we own all the right of way and most of the utilities are relocated, it's ready to go. We're glad

that it's in it, because they only approved 14 partnership plans across the whole state, we are one of them. We had also put in for the northwest to widen that as well, that did not get in that yet, so we'll keep pushing on that piece and see where that goes. Also looking for a small component to be dedicated just to help us keep supporting operations and future needs there. We'll talk tonight about our first quarter development

- report: In the last five years total permits issued are over 1700, that's the highest in the five-year period. The most interesting number for all of us is the construction valuation of that first quarter of activity is over \$360 million, that is the highest first quarter and first quarter is usually our slowest of the four quarters in a given year, and that's the highest in the five-year window as well by quite a bit.
- Activity and level of investment continue to be strong, incorporating that as a good bit of permitting for In-N-Out Burger's corporate offices, that's running through our process and glad to see progress there. If you drive by that area, see they're working hard.
- We had a couple of Groundbreaking in the last month:
 1. The Pearlene Bransford complex, which is our park located in the southeast part of Franklin.
 2. Our widening of and improvements to McEwen from the Cool Springs roundabout out to Wilson Pike, that's a \$46 million construction project, we've got over 30 million in federal money in that project to date. We're still working on with some additional funds plugged in, hopefully on the multi-use trail components there.

Big projects that we've been talking about for a long time and it's great to have them underway. The Board is

- having a discussion tonight on an annexation, the Harlan Development, that is an annexation that does have some potential. Also upgrades to Columbia Ave. It's not an area we were looking for as an immediate growth area, but it has come up and developers are willing to make some additional infrastructure improvements to make it work.

Williamson County Government

Mayor Rogers Anderson

- Eric, at 12:18 you got the new certified tax rate for the county from the state. It will go from \$1.88 to \$1.24 and some 4 decimals out. So, for Brentwood, Nolensville, Spring Hill and all those, the tax has been set. It was about \$11 billion growth in assessed values over the last four years, that's unheard of. Brad Coleman, our property assessor, reported at a recent meeting that of the big cities being Shelby, Memphis, Davidson, Nashville, Hamilton, Chattanooga, Knoxville. We are past Hamilton County down this phase and depending on when Knox is, we will probably be just a little bit under them, which is incredible.
- I want to thank all the city mayors for their effort over the last couple of years, for getting I-65 from Old Hickory all the way down to Spring Hill on TDOT's 10-year plan. In 2027 is when they'll begin the engineering side, which is the first phase with 45 or \$47 million, that's why it takes so long.
- Real Estate Transfer Tax did not get passed but it's not dead. My answer to that is they probably ran out of money before they got to us. We're looking to get some of that pot of money for next year, perhaps through some other avenues, not comfortable to say how but it's still an option.

Mayor Moore, this will be for choice lanes (another name for toll) on I-65 more than for interstate expansion/interchange improvement. There were many opportunities, one was for P3 projects, which were choice lanes; in the first project selected was the I-24 Corridor and then the I-65 Corridor.

The other thing that Eric alluded to, was the statewide partnership program, where communities could offer projects and offer money into a project to try to get it on the list. Also, last year the governor put in \$3 billion and this year he put in another billion dollars of one-time money to fund roads.

The bottom line of the whole thing is that we've been fortunate for many years to be a pay as you go state but given the erosion of what our resources will do and inflation, our current program no longer is substantial. For example, under Governor Haslam, those projects were supposed to be done and within 10 years, with inflation, they went out to 40 years.

There was one bill that passed that had to do with tires, I think that's about \$80 million. It's going to be generated out of that will help some, overall, the federal gasoline tax where we get much of our money to fund roads hasn't been changed in 20-30 years. Mayor Anderson, continuing on what Moore said, through the efforts of Williamson, Inc., all the Mayors, the County Commissioners Association that supported us, we presented a strong front to the legislators and got a lot of traction. With the choice lane, right now they're thinking license plate reader, maybe a decal, something that will do automatic billing. It's a 30- or 40-year window of a lease that they will contract out with other companies that will do this for the state. Mayor Moore, one thing I might add to the Transportation Modernization Act is that when those P3 lanes are done, they'll be free to public transportation. Right now, whatever express buses we have, they're going at the same speed as the traffic and the fact that they'd be able to get on and transport many people at a faster rate to get them to the destination. We're also interested in that reverse commute because our Corridor is the only that has an equal in and out, neither I-24 nor North corridor have it, that's perfect for transportation. Mayor Anderson, I do want to give a shout out to Jack Johnson and some others up on the hill. Last year in May, the Department of Education withdrew \$3.2 million for education; they said they had miscalculated so the commissioners were left with a void, we were able to fill it by moving some money around. But Jack Johnson, Lee Reeves and some of the others worked very hard to restore that money back. A big shoutout to them, because of their effort, public education has got nearly \$4 million worth of new money that we lost last year and will help us out with our budget.

City of Fairview

Mayor Lisa Anderson

- The city center is moving along great.
- Restaurants and retail, town homes and single-family homes; the 700-acre, Bowie Park where we had our Arts and crafts Fair

Our third 4th of July is coming up. Last year we had 29,000 people. I can only imagine it would be more this year.

Lazestar coming to town is a mechatronics business Department of Defense where our students, instead of having to go to Nashville to do their internship, they'll be able to do it in our own community. Fairview High School has the only mechatronics program in Williamson County. They will have between 30-60 employees to start out.

Patti Carroll

- The only thing I would add, we started a project for Cumberland Rd. and it kind of died after I left and the mayor and the city manager got it back going again and I got to be a part of it, so we have a TDOT project going on. Mayor Anderson It's a traffic light needed where all the schools are.
- We have 6 new businesses that have either broken ground or are about to open; in four months we will have like Sherwin-Williams and Ace Hardware. We're going to change quickly on how we look.

Williamson, Inc.

Nick Biniker

- We hosted STEM Day for 120 Middle School WCS students last week. We took 7th and 8th graders to four businesses: Equine Hospital in Thompson Station, the Middle TN Electric Solar Field in College Grove, the Chill and Nitrogen ice cream shop in Brentwood and the Franklin Water Reclamation facility. They got to see how what they learn can be applied in real life.

Nathan Zipper

- Every year, WCS and FSD recognize both teachers and employees of the year, FSD even goes down to transportation employee of the year, all in its 148 educators. Because we always talk that the foundation of our economic vitality has been built on the backs of schools, we explored a way to celebrate those that were honored, and we partner with our friends at Fifth Third Bank, and they are all receiving a card of appreciation along with a \$10 Starbucks Gift Card.

Matt Largen

- Follow up on that too. Yesterday we sent out an internship survey to find out what companies offer college internship, if they are paying, if they are hybrid or remote, if the internship will get college credit, it's a 12-question survey. The whole point is to better connect Tennessee college students with internships and job interviews.
Once we're done, we're going to send this to all the colleges we work with but also encourage other chambers across the state to conduct similar surveys.
We think if the Colleges in TN, have this data base they can keep the talent in the state.

Greenbelt Representative

Charlie Fox – No updates

Williamson County Convention and Visitors Bureau

Maureen Thornton

- Gearing up for summer travel season, it's been an interesting time and the way that the greater American economy is impacting individual consumer spending and business travel spending, weekends are stronger than weekdays. It has been a little bit of a rocky year for our hotels, but we are optimistic that we can push through a good summer and fall is our best time of the year for people to visit, so we're focusing on how we support that.

Williamson County Schools

Kris Schneider

- You've heard from Doctor Qualls about the Innovation Hub, located on Hillsboro Rd. We can now see foundation, some metrics coming in and I believe they got their building permit like last week, so the hub is shaping up quite nicely.
- The other thing that we solidified yesterday is we have 15 students from across the district (all schools except one) signed up for our first ever Fire Management Program. We're holding a signing at the Fire station #2 on May 22nd at 4:00, you are all invited. The 15 students are going to sign their commitment to the class, and then we're also going to look at the five interns Franklin Fire is bringing on.
- WCS Summer Camps, we host Stem camps and robotics for Elementary, Middle. We also do emerging careers, which is a girl's focused class on non-traditional careers, we work with Visit Franklin, with a group of engineers and architects. The girl's favorite thing is to present their plans to the BOMA board.
And our last camp will be a fire camp, which is for high school students, it's a three-day camp that we put on with the fire department.
Eric Stuckey Kris mentioned the five interns, just so everybody knows what that is, they're going to go through the full rookie class. If they're successful, they'll become Franklin firefighters at the end of it. So, we will hire 5 folks out of high school that can transition right into professional fire service.
I am very proud that my team came up with the idea. We have made some changes in our hiring practices to be able to hire younger people and we're confident in the level of training that we'll be able to provide so that these will be successful. It's exciting we're building these feeders from the camp all the way into the fire management program as an academic component.

TMA Group

Stanton Higgs

- We had a good day at the Main Street festival, it was lighter than years past, perhaps we were competing
- against the Marathon down in Nashville, a lot of people in Franklin run those races and families go down.
- Franklin Transit numbers continue to increase, kind of double-digit percentages.

We have two grand opportunities; we haven't got them yet, but they've given me a good feeling that we're going to get them in. One of them is specifically for the work that we do with the WCS district to help use some of these dollars to help with the funding for the output of expenses that Franklin Transit does, and we can also help with transit in other areas. We have just purchased five more vans that will help people coming

- back to work using public transit instead of cars. Two of our biggest partners are the TN National Guard and US Department of Veterans Affairs (VA) So we do a ton of federal employees, they have a commute benefit. We're on month 3 and a half of recertifying every single one of their people through their program, which involves dealing with the state here and local offices, also dealing with Washington and US Department of Transportation for securing their benefits. We expect the five vehicles to be all back on the road by the middle of June.

Chris Richards – Commissioner District 7

Question for Mayor Anderson, how are the choice lanes going to be paid for it and will we get revenue?

Mayor Anderson

Currently, the way that TDOT does funding, choice lanes will have a dedicated source of revenue. The model that is being used currently expects cities and counties to participate at some level, the question mark is what percentage will be. I doubt that we'll get to share the revenue; the choice lanes will go to a private party; that's the way I understand it.

Williamson, Inc.

Kel McDowell

- The city of Thompson's Station couldn't join; they have their board of mayor and Alderman meeting later today. Their report is that the town's economic development analysis is on track to be completed this summer.
- Friday, May 30th in the morning is our monthly Policy Talk series. We'll have District Superintendent David Snowden and WCS Superintendent Jason Golden. Networking starts at 7:30 over at Columbia State Williamson campus, program starts at 8:00 AM.

Mayor Rogers Anderson made a motion to adjourn the meeting, Mayor Ken Moore second the motion.

Meeting adjourned at 2:14 PM

Q3 Economic Development Council Meeting
August 12, 2025

Board Member Present: Mayor Rogers Anderson - Williamson County Mayor Lisa Anderson- City of Fairview Patti Carroll - City of Fairview Mayor Ken Moore - City of Franklin Jason Gage – City of Brentwood Micah Wood – Town of Thompson's Station (virtual) Victor Lay - Town of Nolensville (virtual) Will Powell – FirstBank Leisa Gill - LBMC Charlie Fox - Greenbelt Representative

Board Member Absent:

Diane Giddens – Williamson County
Eric Stuckey - City of Franklin
Mayor Brian Stover - Town of Thompson's Station
Mayor Halie Gallik - Town of Nolensville
Tom Daugherty – City of Fairview
Mayor Nelson Andrews - City of Brentwood
Kirk Bednar – City of Brentwood
Mayor Matt Fitterer - City of Spring Hill
Chris Clausi – City of Spring Hill
Stanton Higgs - TMA Group

Others:

Nathan Zipper – Williamson, Inc.
Matt Largen – Williamson, Inc.
Kel McDowell - Williamson, Inc.
Nick Biniker - Williamson, Inc.
Anna Lisa Roberts - Williamson, Inc.
Jena Potter – Williamson, Inc.
Maureen Thornton - Williamson County Convention and Visitors Bureau
Chris Richards – Commissioner District 7
Jeremy Qualls – WCS
Kris Schneider – WCS
Jane Sadler - Citizen

Meeting was held at 1320 W Main St. Franklin, TN 37064 (Executive Conference Room).

Patti Carroll - Meeting was called to order at 1:30, welcome and introductions.

Public Comments

Jane Sadler. I live in the unincorporated area of Williamson County in Thomson Station. I'd like to remind you that if you look at the Williamson, Inc., website, it's about rural, pastoral, the bucolic areas, the horse farms, all that's being destroyed, it's all going away. We're catering to too many developers and not thinking about what attracted people to move here.

I understand the need for sales tax revenue, I understand the need to bring more people in to get a more diverse workforce, but we need to be very, very careful about what we do to this county because as you continue to bring in more people, you're bringing in more students into our schools, you're bringing in more crime, we've just seen here lately in Spring Hill, young man got killed; it's a frightening thing for somebody like myself who has lived in this County my entire life. I want to see Williamson County stay the beautiful town that it is, and I don't want to see us overrun on so much development. If you're going to bring in development, think about what you are bringing, listen to the citizens, talk to them, go to the churches, go to the school, go to the mall, wherever they're at. While it is nice to have a grocery store, two miles down the road, I don't need five grocery stores within five miles. We don't need tons of development. We need to preserve what we have, save our trees and our grasslands, we need to protect this area. I'm hoping that's what you all are doing when you're thinking about developing this County and its economic impact. Thank you.

Approval of the minutes- Mayor Ken Moore made a motion to approve minutes, Mayor Lisa Anderson seconded, all in favor, minutes were unanimously approved.

UPDATES Brentwood

Jason Gage, City Manager

- Major roadway projects are underway; those are always good and helpful because of traffic.
- Last night, the commission unanimously voted to discontinue the design of the racket facility, they had already spent about 150,000 on design services. They want to reallocate the dollars to other capital improvement projects.
- We have a 2030 plan; at some point we need to update that 2040 plan. We had that the money was budgeted to be in 2027, probably not a good year to reopening up completing confidence of plan and have debates fixed in so we gave them the option of the 28 or 26 recognizing they probably want to go in 26, which they do so we'll be logically preparing for opening up that comprehensive plan processing 26.

City of Fairview

Mayor Lisa Anderson

- On the works right now, we have plans for a new fire department and a new justice facility.
- A long-anticipated traffic light at Cumberland 100. Very important since it is in the middle of all three of our schools, a dangerous area with turn lanes, traffic lights, and sidewalks for our children to walk to school. Jay Norris at our GNRC meeting helped us a lot by talking to the utility people doing the movement of the electricity and water and got them not to start until 9 am, that will allow everybody to get to work and get to school. It will be finished in about a year.
- The city center is moving along great, restaurants, retail, work, live.
- Our first retail apartment complex is coming out near the interstate, something that's needed since we have very little rental in Fairview.
- Patti Carroll stays on top of everything; she brought this big lighting match grant to our interstate that is going to light up that area. We put in a million, TDOT put in a million.

City of Franklin

Mayor Ken Moore

- We're experimenting with the Franklin Transit Authority, we have a new route that has been created that'll go from 11 to 2, originates at the Franklin Transit Authority Building and ends up at the factory with one stop in between square. This is something that Max Baker, who's our new multi-modal coordinator, has brought forward
- City Hall, the hole gets deeper every day.

- We have two big projects in the Cool Spring area with minor revisions that were entitled many years ago,
- Aureum and Ovation.

Important date, August the 19th. The unveiling of the renovation of the National Registered Historic Hartlinsdale Barn will occur at 4pm. I would encourage people to come.

Town of Nolensville

Victor Lay, Town Manager

- They are working diligently to complete the City Hall building by Halloween. It's our understanding, they will be operational by Thanksgiving.
- Last week, we had the first reading on a small annexation, about 33 acres. It is right adjacent to the Southern Land development; in fact, they are requesting this annexation as a potential component to the already existing neighborhood that they're constructing; it's going to be a little bit less dense, right now being proposed somewhere around maybe 17 units or so.
- We had given our schools a monetary award from the proceeds of the Buttercup Festival. The city took it over this year, and it was very successful, so we were able to do so.

I think we gave \$5,000 to NHS and maybe \$3,500 each to the middle schools, I don't recall exactly what it was to the elementary schools. We've also established some scholarships that we gave away earlier in the year. Trying to use that festival for what it was originally intended, to give back to the community.

Town of Thompson's Station

Micah Wood, Town Administrator

- We want to thank Kel (McDowell) and his team. A couple weeks ago, we had the first ever in person state of the town address. It kind of blew us all the way to the attendance. Williamson, Inc. did a huge job getting the word out so thank you to them. I think it was a really great public event.
- Town has been working on an economic development analysis for a few years now, it's pretty much completed. We're in the process of updating our comprehensive plan and incorporate it as part of our economic development component. All that is working together, hopefully ready to be adopted early next year, looking into maybe January/ February timeframe. That's why we're also updating our land use policy and our transportation policy to make sure that it's fully aligned with the expectations of the community.
- We're planning the 35th anniversary of Thomson Stations Incorporation, that will coincide with the Christmas tree lighting that we have every year, so that it will be around the first part of December. We're working with WCS to get all school age students at each level to be involved in that process, it has a chance to be something special for the community.

Williamson County Government

Mayor Rogers Anderson

- Next year is our 250th year anniversary, I think a Benjamin Franklin statue sitting on a bench is on its way here. It'll be put at five points in front of the archives building to increase that celebration, the CVB will be engaged, the actual statue is being donated to us, we just have to pay to get it here. We'll make some changes now as the archives will be better positioned so we don't interfere with the veteran's area down there at a triangle.
- In the next 30 days we should have on the Williamson County website an application and process to go through for opioid disbursement of money. This money is being sent to the state of which Dr. Moore serves on the state level, then is distributed to each county and they disperse it out within the community at large. I know Brentwood got \$5K or \$10K last year, I can't remember Franklin, it's a little over a million that we send back to different organizations.

If you Kel (McDowell) or Jena (Potter) can help share the link and encourage people to go to the website, so we get as many qualified qualifications as possible. They must be 501C3, they must have an audited financial statement, and they can't be a new start business to apply for the money the first year.

Kel McDowell we will be happy to partner with you Mayor.

Mayor Moore I do have questions about opioid money. Are you doing just one-year grants or are you doing any three-year grants?

Mayor Anderson We have not done a grant in the past two years. We did a grant for a halfway house that's being built in Dixon so we committed a little of that because we know that it would be very difficult to build it in Williamson County, but not in Dixon County; but we also know that some of our individuals that live in our county may need it. In that case, we did a two-year grant. We are very interested in regional sharing of those funds because we get some synergy with that. Our County Commission has to sign off on it, and we want to be sure that we're abiding by the state and federal regulations. **Mayor Moore** We should have a presentation for people to understand what we are trying to accomplish with this.

Patti Carroll

Comments on Mayor Anderson's retirement and thanks him for his service.

Williamson County Schools

Jeremy Qualls

- Kris Schnider will be moving to the Innovation Hub that is being built at the corner of Mack Hatcher and Hillsboro Rd.
Kris Schnider You can see now the building, glass windows will be installed in about a week or so. They are telling us they are on time on construction so it should be open to students in August.
We have 5 new programs that we are rolling out, the first one, the Fire Management program will roll out August 25th with the help of Columbia State, the city of Franklin and the Franklin fire department.
- We will have a grand soft opening.
- Mayor Anderson Jeremy please share the classes you've prepared.

Jeremy Qualls We have aviation, we have partnered with a group called Hawkins Flight Academy for private license or if the student chooses the commercial route with MTSU. Students must have 12 hours of dual enrollment credit in the simulator with a certificated aviator instructor. We have partnered with Caterpillar on our first TCAT, we will be doing heavy machine technology and electrical power generation. Part of the investment is that after hours if any adult wants to get certified hours they can do so. Artificial intelligence, we are working with large Universities and several companies; and lastly Hospitality and Tourism we've partnered with, we are utilizing that space to match technical and associate degree hospitality and tourism as well as culinary.

Kris Schnider Our EIC will still be there to add some of the entrepreneurial skills to students, so hopefully a kid who becomes a pilot can also run a business or so on. The goal is for both the EIC and the Innovation Center to feed each other.

We also had our second, over the last 2 years, National champion winner in a pitch contest in Chicago. A Senior, she has gone across the country and raised 30k in pitching contests, she has sold 40k in product in the last six months.

August 28th we'll host a mixer for anyone who'd like to become a mentor.

Matt Largen The EIC is a single path to engage our business community, also a great way for them to give back, and our role is to help these students achieve that sort of career. Jeremy let us know how many districts in TN have something like the Innvoation Center.

Jeremy Qualls Zero, our building is paid off, maintenance and operational costs will be absorbed in Williamson County.

We couldn't have done any of this without Williamson, Inc., without Matt and his team's support, the workforce development, the people that they have brought to the table, we wouldn't be where we are.

Matt Largen Anna Lisa (Roberts) and I have been working on internship opportunities for students, we have surveyed all of the business in Williamson County; as we start to build that list out we are going to share it with our large members so parents/students know what opportunities are available, we are also sharing it with Universities across the state. We know those internships in many cases are a step away from a full time job. We should have that ready in the next month or so.

Greenbelt Representative

Charlie Fox – No updates

- Mayor Anderson It's important for people to know about the greenbelt and farmland. I think 45% of our county hasn't been developed, we don't need to develop all, we just need a master plan on how are going to do the unincorporated and cities. We don't want to wake up 50 years from now and see that everything has been developed like other cities that didn't plan ahead.

Matt Largen perhaps through Land Trust Group.

Williamson County Convention and Visitors Bureau

Maureen Thornton – President and CEO

- We are getting ready for Fall, the most popular season for visitors.
- Pilgrimage is happening at the end of September.
- Working with Sister Cities on and exhibit for Franklin and Williamson County in German that will happen about this time next year, maybe September/October.

Mayor Ken Moore made a motion to adjourn the meeting, Mayor Rogers Anderson second the motion. Meeting adjourned at 2:02 PM

Q4 Economic Development Council Meeting
November 4, 2025

Board Member Present: Mayor Rogers Anderson - Williamson County Mayor Lisa Anderson- City of Fairview Mayor Ken Moore - City of Franklin Eric Stuckey - City of Franklin Walter Denton – City of Franklin Mayor Nelson Andrews - City of Brentwood Jason Gage – City of Brentwood Sergeant Drell Floyd - Williamson County Sheriff's Office Charlie Fox - Greenbelt Representative Will Powell – FirstBank Leisa Gill – LBMC Stanton Higgs - TMA Group

Board Member Absent:

Patti Carroll - City of Fairview
Diane Giddens – Williamson County
Mayor Brian Stover - Town of Thompson's Station
Mayor Halie Gallik - Town of Nolensville
Tom Daugherty – City of Fairview
Mayor Matt Fitterer - City of Spring Hill
Chris Clausi – City of Spring Hill
Micah Wood – Town of Thompson's Station
Victor Lay - Town of Nolensville

Others:

Nick Biniker - Williamson, Inc.
Anna Lisa Roberts - Williamson, Inc.
Jena Potter – Williamson, Inc.
Claudia Zuazua – Williamson, Inc.
Maureen Thornton - Williamson County Convention and Visitors Bureau
Brad Coleman, Property Assessor, Williamson County
Jane Sadler- Citizen

Meeting was held at 1320 W Main St. Franklin, TN 37064 (Executive Conference Room).
Patti Carroll was absent; the meeting was led by Mayor Rogers Anderson - Meeting was called to order at 1:33. welcome and introductions.

Public Comments

Jane Sadler. I live in the unincorporated area of Williamson County in Thomson Station. As I said last month, I wanted to remind you all again, what brought people to Williamson County was the open spacing, the trees, the pastoral field, the ruralness of the area but also the convenience of being near Nashville, Brentwood. Where we're located, we have some great amenities, but we need to be very careful about the growth that is being brought into this town and how we can keep it where it is manageable and respectful of everybody here. Growth for the sake of growth is not a good thing. We have not planned our boom at all; we've allowed developers to run roughshod over all the municipalities.

What I'd like you all to do is stop and think about what you can do here in this county when you bring industry to this area. Does it fit the area? Do we have people that can work? Right now, we have an unemployment rate of 2.9%, which is exceptional. We don't need to continue to bring in industry that's going to continue to cannibalize our current employers around here. Let's be mindful of the growth, and let's make sure we preserve what Williamson County is; we're tearing down entirely too much in this area, and we're building back things that don't fit in like they used to. Think about how we can respect history, traditions, and the preservation of this county.

Approval of the minutes- Mayor Ken Moore made a motion to approve minutes, Mayor Nelson Andrews seconded, all in favor, minutes were unanimously approved.

Mayor Rogers Anderson - Introductions.

Last time the group wanted Mr. Charlie Fox to invite Brad Coleman and talk about property assessment.

Brad Coleman, Property Assessor, Williamson County

I'll give a high-level view of just the past year in the assessor's office. All of you are aware of property assessments being a large portion that makes up our budget each year; 2025 was a big year for Williamson County and our office as we, by statute, reappraised every property, every taxable property within the county, over 100,000 real property, parcels and right at 15,000 personal property accounts; that's the assets that are owned by business, whether that's desk, computer, cars, trailers, trucks, depending on your industry, you pay a tax on that annually as well.

Going into last year, our total assessed value, our total taxable value, was just shy of \$20 billion, after the

reappraisal,

we're just shy of 30 and so we're at 29.4 as of October, that number just keeps going up as the field staff are going out and adding new construction on a daily basis, that value changes.

Over the last 10 years since the recession, we have averaged at least 2,000 new residential homes a year across the county. We have 8 field staff that go out and physically inspect, measure, and list every home as it's being built so that we can have the quantitative and qualitative qualities of that parcel and we can accurately assess that.

This past year, and this all relates to Greenbelt, with that large increase overall, the numbers that I gave our finance folks and Mayor Anderson several months ago, going to \$30 billion. What does that mean and how does that affect everybody? Overall increase in taxable value was 52%, when we hit the reappraise button, values went up 52%.

Residential properties went up on average 65%, commercial only went up 31%, many of you are familiar with our Class A office space, a lot of our strip centers and smaller, they still got pretty significant increases in value in commercial, but overall, our commercial properties only went up 31%. What does that mean to the average homeowner? For the first time that burden has kind of shifted from commercial to residential. In any reappraisal, we will calculate a certified tax rate which ensures that the counties and the cities do not bring in extra revenue just because of that reappraisal. The certified tax rate lowers to a revenue neutral value. Now then the county in each city is charged with what do we need to function and do our duties, for the county we went up 3 cents on top of that certified rate and each city did something different based on their needs.

Greenbelt is one of the biggest tax savings or abatements if you will for folks that have 15 or more acres. In 1976, they started the Greenbelt Act, the purpose of it was to help farmers and protect green space, protect farmland. In Williamson County, our land is very, very valuable from corner to corner, the values have gone up tremendously across the board. For example, Fairview was kind of untapped for a while, it's out. College Grove, this past reappraisal cycle, definitely than any other year past, but part of the reason why is because of those tremendous increases in land value. If you had 10 acres in College Grove, that may have been on at \$150,000 last time, now somebody says that it's worth a million bucks.

Farmer Smith, it's been there since 1963, gets that incredibly significant appraisal increase, which of course then means a tax increase to go along with that. However, if Mr. Smith had 15 acres, he would qualify for Greenbelt, again protect green space, allow people to farm and not have the cost of taxes and things push our farmers out. Greenbelt was enacted in 1976 for that reason.

To give a little perspective, let's go back to College Grove where that land may be 60 an acre instead of 60 an acre, under Greenbelt, depending on the quality of your farmland, is it pasture, rotation, or is it your wetlands and kind of

more year of sales ratio before we go to two so that should occur in 2027-2028 for one year. As you're doing your budgets, you're looking out, you need to apply whatever that sales tax ratio will be at that time and starting 28, that will go to a two-year cycle when you anticipate. Mayor Lisa Anderson I agree to go to less years, with the prices of houses and commercial going up so much, when the community got that bill, they were very shocked. With the increase, then it'd be smaller amounts in a shorter amount of time instead of hitting them all at once. Which cities stayed revenue neutral? Brad Coleman Fairview and Brentwood both adopted the certified rate. Every other city had an increase of some amount. Mayor Lisa Anderson citizens come to me that live on Highway 100 who were paying commercial rates, but residential use, is it they have to live on the property for 25 years? Brad Coleman There's a program called Homebuilt where if you have lived there for 25 years, their property's worth \$300,000 and then a zoning change happens that night and the next day their property might be worth a million bucks. While they're very excited about that, they don't pay taxes on that so if you've lived there for 25 years, you can't qualify for Home Built is what it's called. Mayor Lisa Anderson I have had several people who have lived along Highway 100 for 25 years, and the whole area was reassessed commercial, we've gotten the home belt forms for them to fill out. Brad Coleman We're going to value it as it's being currently used, which is a residential structure at 25% versus 40% on commercial assessment and there is no rollback. Mayor Rogers Anderson Brad, compare Williamson County in that assessed value of 30 billion, enormous growth period. How do we shape up against Knox, Shelby, Davidson, Hamilton County? Brad Coleman We have historically been in 4th place behind Knox. We did move ahead of Hamilton County several years ago, and we have moved ahead of Knox County. But again, so much of that's driven by the residential home values, which the aggregate, are 1,000,000. Mayor Rogers Anderson I think it's also important to note, in this county, we don't have a lot of federal buildings, we don't have a TVA building, we don't have a lot of universities and schools that there is no tax base on that, whereas in Knox and Shelby, Hamilton County. A lot of them, like the University of Tennessee, there's no taxes coming out of that.

Chattanooga, TVA, some of the large corporations that you mentioned; Williams County just doesn't have those businesses that don't pay taxes. We had one IRS building, I think that's been closed.

UPDATES Brentwood

Jason Gage, City Manager

- Major roadway projects on the east side of our community: we have Ragsdale Road under construction, about 50% completed, a \$18 million project. We are in the beginning design for Split Log widening and realignment; and Old Smyrna, and we're one neighborhood meeting away. These are roads upgrades that address really the development that's occurred in the last many years.
- Updating our wireless communication ordinance, we need to make some changes.
- Looking at our approach to electric bikes and scooters, we have a lot of complaints in our parks, people/kids get hurt. There're three different classes, some outside of the class that are illegal (fast and not a lot of training and education behind them).

Mayor Nelson Andrews

- State of the city is next week, in partnership with Williamson, Inc. We used to do this pre-COVID. I'm glad to see that tradition coming back live, hopefully seeing everyone in the county at some level, it's a good communication tool.
- A little spoiler, Brentwood has been running an annual or long-term planning process for quite a while. The most famous version of it is the Brentwood 2020 plan, it was preceded by Brentwood 2000, Brentwood 2010, Brentwood 2020, and currently Brentwood 2030, so right now with a fresh commission and city manager, we're starting the planning process to run a 2040 plan. We heard some things loud and clear in our most

your waste space, you may only be paying taxes on \$800 an acre. It's significant, so if you qualify for Greenbelt, the tax savings is tremendous in Williamson County, more so than the other 94 counties. We take Greenbelt very seriously in our office to ensure that folks are doing what they're supposed to, if you're under Greenbelt, you have to be doing agricultural use. You have a lot of wealthy landowners that aren't necessarily farming that property, but they're having Farmer X come over and cut hay on the weekends and take the hay, that's an agricultural use, and that's a legitimate use for that space. Another piece is forest, they need to get a licensed forester to do a forest management plan for their land to best produce, protect the health of their trees, giving them a harvest date and things that they can do to better protect them. Those are really two functions, agriculture and forest, that you must do to receive that abatement taxes. In the reappraisal this past year, the only people that I talked to residentially that paid less in taxes this year than they did last year were our Greenbelt participants. The reason is because Greenbelt is capped at a 6% increase a year under land, and so in a four-year reappraisal that we just completed, while the rest of the residential folks are going up 65%, Greenbelt went up to 24%. The majority of Greenbelt people who are already getting significant tax segments paid a little bit less in taxes, so tremendous program if you qualify. Mayor Anderson Would you explain the rollback tax provision that you have and how that works? Brad Coleman Anytime a property transfers, that's going to trigger either a reapplication for that property or a rollback. If you have a large tract that sells to a developer, they don't plan to continue agriculture or forest use, they're going to develop homes on that property. Once that transfer happens, that deed comes through our office, and that triggers a rollback, which is a three-year recapture of what the taxes would have been. In a lot of our large acreage tracts, the rollback bill may be six figures, it's not uncommon for us to send out \$150,000 rollback bill because they've saved \$50,000 a year in taxes over the last three years. Eric Stuckey The reappraisal cycle had been five years, went to four years, we're going to three. Do you anticipate it staying at three, what is the thinking behind that and what's your approach? Brad Coleman We went from five to four, now at three, with my thought is to go to a two and leave it at two. There are several counties that are talking annually.

The biggest reason that this conversation started for us to go from four to three was about four years ago with Mayor Anderson and the council. It's called a sales ratio that the state produces every second year after a reappraisal; we reappraise in 25, we'll have a sales ratio in 27 in that second year. What that is, the current market compared to where

the county's values are. And so, in 2021, when we valued everything, we went up tremendously, but then, it skyrocketed from that point. The sales volume and the increase in value in 21 and 22, when we were literally going up 1 and 2% a month, after that 24 month went by, we had our ratio came in at 63%. What that tells us is after two years, my numbers are already 37% low. Why that matters is, any property that is appealed automatically gets that ratio attached to it, what ended up happening is a lot of our commercial properties with very, very large numbers attached to them, they could even come and say, numbers are good, I'm fine with, you know, \$100 million; suddenly that's a \$36 million reduction based on a ratio which was driven by residential properties. But how many residential people came in and said, give me that ratio, none, because they're unaware and most people aren't thinking about that. People with commercial properties with tax agents or reps or attorneys that knew that law came in.

The reason that we had that meeting that year was because we were looking at the county using somewhere around \$3 to \$4 million in 23 and 24. I was asked by the mayor at that point, can we go ahead and start reappraisal now? I said, for next year. He said, in six months, I said we can't.

In a reappraisal, we must look at every single property within the county. A lot of that's done by aerial photography and imagery. By statute, we must look at each property to make sure there's been no changes. In our county, we are very lucky, all the cities are participating with us and getting copies of building permits; we're having 6,000 to 8,000 deeds come through a year. Sales, MLS is very strong and make sure that if we get something that looks a little out of whack, you can look at an MLS and say, somebody may have finished their basement without permitting that we didn't know about. But the reason to go to the two-year period would be to get rid of the sales ratio.

Mayor Anderson But don't the cities have a sales ratio to deal with also? If we don't do this on the two-year window, that's significant because that burden falls back on the folks that are outside that two-year snapshot you're looking at. To answer your question Eric, the logic, we went with, the county commissioners approved 3 so you've got one

recent elections; it's a way to help lead the city in touch with the residents to be sure that what we're driving for is what they'd like to see. We are biased as a city towards sales tax and commercial property tax for our revenues, so we're doing this planning process, trying to make sure that we do have a healthy tax base, somewhat resilient through the economic cycle among other things. Citizens need to be educated, making sure we balance the right compromises on how to structure our city.

- On Veteran's Day we'll have a ceremony at 11am at the Brentwood Police Headquarters for a veteran's monument site.

Business Representative

Leisa Gill

- Business has picked up tremendously since the summer, I'm seeing a lot of positive activity right now.

City of Franklin

Mayor Ken Moore

- We were awarded a four-star award for our Bicentennial Park by the Tennessee Recs and Parks Association; the award was presented at the National City Managers Association. We do a citizen survey every other year; because of that we were named the best governance for excellence in the economy for 2025, that covered economy, safety, health and wellness, and so on.
- There is a health seminar put on by Find Hope Franklin on Friday from 9am to 12pm at the FSD Auditorium. Focusing on a panel as far as brain health, and then we'll have Ben Zobrist, who was MVP for the World Series, he'll talk about his struggles with mental health. You can go online at findhopefranklin.com and register.
- Construction: We have the city hole now; we're putting 160 piers down on the ground. You'll see a big crane that's been erected on the property. St. Margin Street District is also excavating. Breakfast with the Mayors along with Franklin Tomorrow was about the Healthy Democracy Project through the National Civic League. We wanted to do this pilot project, looking at further engagement of the youth in our communities, how they can give input and understand their positions on things; we were fortunate to have about 50 youth from middle school and high school.
- We'll be swearing in four Alderman that were re-elected on Tuesday night, next Tuesday night.

Eric Stuckey

- Development activity reports will be shared with the board on Tuesday. Our third quarter activity in Franklin included permitted investment of about \$121 million, about \$68 million of that is in non-residential, about \$53 million in residential, 70 residential units' year to date, 3/4 through the year, we're tracking at a total investment, permitted investment, at just under \$650 million. That's consistent with what we've seen in 2024 and 2025, which exceeded \$800 million for the full year. That's a strong investment, consistent investment, sustainable investment.
- We have made significant increases in impact fees on water, sewers and roads in the last couple of years; the growth pattern has remained consistent. There was a lot of concern that we were raising those so much that it might dampen, it really has not seemed to do that; all to reflect the true cost of delivering added capacity and help development pay its way. 420 residential units overall for the year. We'll be a little short of where we were last year (about 800). Single family is about consistent every year, the swing is, if we see a multi-family project coming. We haven't had a significant one this year, that affects the numbers. Projects: City Hall well underway, we're about 3 million under budget in the first two early bid packages.
- McEwen 4 is underway, that's the widening of McEwen from Cool Springs out to Wilson Pike, and that'll lead right into McEwen 5, which is in partnership with Brentwood. Pearl Park, named after Pearl Bransford on our southeast side, is about 2 1/2 years away from full completion; but in about a year, we'll open the passive park area, which is the northern area, which has Robinson Lake and hiking paths in those areas. We're working on widening Columbia Avenue from Downs Boulevard just past Mack Hatcher. We're also continuing to work with the state to be as ready as we possibly can for the widening of Southeast Mack Hatcher, Murfreesboro Rd. down to Columbia. We've got that in the 10-year plan, right now it's in year seven;

it's a largely designed project, so it's pretty ready to go so we're looking for an opportunity to move up in that plan.

- Vernon Gerth will be retiring in December, we've here our new Assistant Team Administrator for Community and Economic Development, Walter Denton.
- Veteran's Parade coming up.

Walter Denton

- Thanks everyone, I was city administrator in O'Fallon, Illinois for the last 23 years, which is a suburb of St. Louis. I'm thrilled to be here and look forward to meeting everyone.

Business Representative

Stanton Higgs

- We were awarded two grants on projects that are kind of important to TMA. One of them was modeled after what we do with Centennial and Franklin High School in helping students with special needs, getting used to how to have mobility to jobs and different things here in Franklin. We were awarded a grant that kind of goes through the GNRC and then comes over to WEGO and TMA, we have one more meeting to finish that up. The other award is something that we do with our family programs, trying to serve people that are just struggling to make ends meet, more lower income jobs, but connectivity, trying to assist them to be able to get to and from work.
- We are a third of the way through this transit visioning study with Franklin Transit Authority and City of Franklin. We've been working with the consultants; we're excited to hear the first outcomes of that. We did 6,108 people on what we call the pumpkin patch, which is significant, it's about 2,000 cars ultimately that we keep from trying to all merge into downtown Franklin.
- We have one big meeting with RTA. We're trying to get them reinvested into the van pool program to kind of match how Williamson County supports us, that will have a significant increase in our regional transportation.
- We're up to four-five vans now that are coming into Brentwood as part of the Veterans Benefits Administration that moved their headquarters from Nashville to Brentwood. They come from Clarksville, Murfreesboro, and the latest one was Gallatin. We're excited about that continued relationship; we've just got to get them back to work since most of them are on furlough right now.

City of Fairview

Mayor Lisa Anderson

- The city center is underway.
- We're applying for a \$1.1 billion grant for our Historical Village Park where the old triangle school was. We've been working for about 20 years, we did the revival of the school through heritage and state awards for this project; the school was home to the Bowie family at one time, and they donated our 700 plus acre, beautiful Bowie Park that our community enjoys; it's a nature park with 400 acres of trails and five lakes, we have about 30,000 people come to visit our park every month and do business with us.
- New farmer's market is beam and post with stone, 24 vendors under roof with parking and a big amphitheater for our community and schools to be able to come and do performances outside. It'll be across from the Fairview Rec Center.
- Police training facility is about to start construction; it will be built in Hickman County since our community didn't want it in Fairview, we're building it and paying for it and Hickman police are going to be able to use it, it was a great collaboration between communities.
- We just received a matching grant, \$1 million lighting project at our I-40 and Highway 96, which is going to light up that whole area; we've got a lot of interest with industrial and medical for that area, which will bring hotels and restaurants.
- TDOT project. We're doing sidewalks that connect our schools all the way down Highway 100 and a traffic light that has been much needed for many years at 100 and Cumberland.
- The design finished for our new Justice Center, which will be right next to City Hall, and our Fire Department, which will be on the other side of town close to I-40 and 96 on Northwest Highway.
- We've got about 3,000 houses and townhomes approved in Fairview.

Greenbelt Representative
Charlie Fox – No updates

Williamson County Sheriff's Office

Sergeant Drell Floyd

- The county commission has approved 18 new positions to help ease some of the workload and responsibilities at the sheriff's office.
- The new jail project is hopefully breaking ground at the end of this year. We're still awaiting approval for the new sheriff's office itself to be approved to get built.
The new special operations building is opening at any time now; it's at the top of the hill at the end of Century Court. The building that they're currently in is on Beasley will be torn down and I'm thinking that's where the new sheriff's office and the jail and all that's going to go.
- We got new applicants in the month of October; we've hired 5 thus far. Applications have gone up because the County Commission was nice enough to approve a good raise, starting out as a detention deputy making about \$61,000 a year.
- Upgrades on our new software and body cameras, new tasers, and all our weapons have the red dot site on them now, so they're all shooting with a red dot to help you get on target quicker and faster.
- To help with the academy side of it, we're going to try out something new by sending some of the deputies to Blount County Academy, because the Tennessee Law Enforcement Training Academy takes so long to get in. We've got 3 deputies scheduled to go in the month of January.
- We're going to have canines' dogs; we've got two dogs assigned strictly to the schools and we've got four more in training. We've got four interviews for canine handlers strictly for the school system.
- We've started monthly school safety meetings for all the schools, and weekly command staff meetings. We also revised the field training officer program, regardless of where you're going in the sheriff's office, you all must go through the field training officer program.
For example, we had a guy who had left with 26 years' experience, came back, even though he had those 26 years' experience, he had to go through the field training officer program also, in which that's a 4-week program.
- We doubled the size of our evidence vault. We were storing evidence, drugs and weapons in the same area. According to the state rules, they were supposed to be stored separately, so we doubled the size so we're housing those things separately.

Williamson County Convention and Visitors Bureau

Maureen Thornton – President and CEO

- Economic Impact of Tourism, visitors spending was over 1.3 billion in 2024, up about 4% from the year before and our savings per household is \$1,631, which is slightly lower, \$4 lower, but that's because of the growth that we've had in the county.

Town of Thompson's Station

Will Powell read updates on behalf of Micah Wood who couldn't join but sent updates ahead in advance

- We are updating our All Aboard Comprehensive Plan to include an Economic Development Element that is based on ED Strategic Plan (document available).
- Multiple large-scale commercial/retail developments are in various stages of planning approvals along both Columbia Pike and Lewisburg Pike (documents available).
 - o Largest is the Simon Mall Project- hosting a community meeting Wednesday 11/5 at the TS Community Center. I've attached their press release. Their estimate is that this development would have an estimated \$830 million economic impact annually.

Williamson County Government

Mayor Rogers Anderson

- We're AAA again, this is our 20th year of receiving that.
- We are looking at County Commission Monday night at 6 o'clock, it should finish up a little before midnight.
- We have a very lengthy meeting and lots of lots of items. This is a great time to go to any of our parks, particularly Bowie Park in Fairview, Timberland Park, which is off of Natchez Trace, or Peacock Hill, the colors are beautiful this week and next week until we get the rains and the cold weather. We received lots of grant money. Our grant writer is doing a fabulous job for us securing that kind of fundings. Again, I make
- appeal to all the Mayors and City Managers, if you get an opportunity to look at the real estate transfer tax, and you have an opportunity to talk to your representative, that is a big deal. Last year Williamson Inc. received over 10,000 (Jena Potter 12,000) asking our representatives to support it, which we've got great support from them. I was up talking to them a couple weeks ago; our senator is on the governor's desk. We're trying to get that baked into his budget, which makes it a little bit easier for all of us and if you will notice, just in the last two days in Davidson County, they have been talking about the real estate transfer tax on some funds they could use that money for. We're kind of earmarking ours for our road and working with TDOT, but I would ask for your support and help with any of our legislative body, how important that is. For us as a region, it's right at \$13 to \$14 million a year, so it is a large sum of money we can put out back into show roads.

Meeting adjourned at 2:32 PM

THREESTAR PROGRAM

Benchmark: ThreeStar Program

The Williamson, Inc. Office of Economic Development will manage the State of Tennessee's ThreeStar Program on behalf of Williamson County. This includes setting quarterly goals, tracking progress of those goals, and providing the appropriate documentation to the Tennessee Department of Economic and Community Development.

Through the diligent maintenance of Williamson County's ThreeStar Rating, Williamson, Inc. is proud to have played a pivotal role in supporting the county government's successful acquisition of **\$16,343,343**, directly benefiting the community and advancing local initiatives.





Department of Economic and Community Development

Stuart C. McWhorter
Commissioner

Bill Lee
Governor

January 24, 2025

Williamson Inc.
4031 Aspen Grove Dr., Suite 630
Franklin, TN 37067

Dear Mr. Largen,

The Tennessee Department of Economic and Community Development has certified Williamson County, Tennessee, ThreeStar Certified complaint.

ThreeStar serves to promote economic and community prosperity through collaboration to positively impact every Tennessean. The Governor's ThreeStar Certification program was initiated in 1980 and provides benefits and eligibility for many state community development programs.

Williamson Inc. has served as the ThreeStar program administrator for the past several years in a professional, efficient and effective manner. ThreeStar Certification is a county-wide program, which allows each and every city within the county all the benefits and eligibility that certification provides.

In addition, Williamson Inc. manages the Williamson County Economic Development Council as the state approved sufficiently similar organization for TCA 6-58-114 and is fully compliant, making Williamson County eligible for potential funding through state grant programs.

Please contact me with any questions.

Sincerely,

Jody Sliger,
Community Development Director
Tennessee Department of Economic and Community Development
312 Rosa Parks Avenue, 27th Floor
Nashville, Tennessee
jody.sliger@tn.gov

BUSINESS RETENTION AND EXPANSION

Benchmark: Business Retention and Expansion

The Williamson, Inc. Office of Economic Development will conduct business retention meetings with existing employers in Williamson County. Staff will conduct at least 48 meetings per year (4 per month) and will include county and city leadership in meetings when needed. In addition to serving as a wellness check for local employers, meetings will also serve as business development for potential expansion projects.

Number of Existing Business Visits: 132

Announced Projects: 1



Project Type: Relocation

Location: Franklin

Dxcover specializes in the development of non-invasive, high-precision cancer diagnostics, with a focus on the early detection of high-mortality cancers such as ovarian and pancreatic. The company's new office will house a small team of scientists advancing the next generation of medical technology. The company's innovative approach to early cancer diagnosis offers the potential for earlier and more accurate detection, providing patients with more effective treatment options and improving overall survival rates.

ENTREPRENEURSHIP & SMALL BUSINESS DEVELOPMENT

Benchmark: Entrepreneurship & Small Business Development

The Williamson, Inc. Office of Economic Development will manage the Franklin Innovation Center to build an entrepreneurship infrastructure and network in Williamson County. This includes leasing and managing the Innovation Center, hosting networking events, providing educational opportunities and resources to local entrepreneurs, and marketing the space to future tenants.



Monthly Entrepreneur Exchange Series at Franklin Innovation Center (May-October)



Two Multi-Week Small Business Academies

The Startup Academy is a free program designed to support entrepreneurs by offering guidance on marketing, human resources, finance, management, and other key challenges involved in launching a business. In 2025, the program graduated 15 entrepreneurs.



Current Franklin Innovation Center Tenants



Founders and Funders

In September 2025, we hosted the Founder-Funders Pitch Showcase at Harbor + Union in Franklin, bringing together 150 attendees for an evening focused on early-stage entrepreneurship, investor connection, and ecosystem building. The event featured 10 companies pitching, including Spikey, a student-led business from Williamson County Schools, highlighting the strength of the local entrepreneurial pipeline from students to seasoned founders.

Each company delivered a three-minute pitch to an audience that included founders, community partners, and seven investors, three of whom served as judges. The winning company received a \$1,000 prize provided by Harbor + Union. Williamson, Inc. produced the event in partnership with Harbor + Union, the Nashville Entrepreneur Center, and Launch Tennessee, reinforcing regional collaboration in support of startups. Due to strong attendance and engagement, the Founder-Funders Pitch Showcase is planned to become an annual event.



ENGAGEMENT WITH SITE SELECTION PROFESSIONALS

Benchmark: Engagement with Site Selection Professionals

The Williamson, Inc. Office of Economic Development will create opportunities for engagement with site selection professionals through out-of-market business development trips and in-bound tours, prioritizing those who focus on the relocation and expansion of headquarter operations and the development of regional offices.



Conferences attended: 8



Women in Economic Development (WinED)

Williamson, Inc. led a panel discussion at Gregson & Co.'s annual Women in Economic Development (WinED) conference in November of 2025. The session, moderated by Kim Moore of Newmark featured Anna Lisa Roberts of Williamson, Inc., Bess McWherter Anderson of Tractor Supply Company and Alex Saddler of the Tennessee Valley Authority (TVA) and focused on regional business recruitment and collaboration. The panel brought together perspectives from local economic development, corporate site selection, and regional utility and infrastructure support, offering attendees insight into how public- and private-sector partners work together to attract investment and support existing industry. Addressing an audience of approximately 100 economic development professionals and consultants, the discussion underscored the value of strategic partnerships, regional alignment, and long-term planning in successful recruitment efforts, positioning Williamson County and the greater Nashville region as a model for industry best practices.



Tennessee Economic Partnership

Anna Lisa Roberts, Vice President of Economic Development and Investor Relations, has served on the board of the Tennessee Economic Partnership since 2024, helping keep our team and county connected, informed, positioned as a leader in statewide economic development initiatives and engaged with site selection professionals around the country.

“Williamson County plays a critical role in Tennessee’s economic success, and having its perspective represented on the Tennessee Economic Partnership board is incredibly valuable. Anna Lisa helps ensure that the county’s leadership, innovation, and collaborative approach are reflected in statewide conversations.”

Brad Maul
President and CEO
East TN Economic Development Agency

CAREER EXPOSURE OPPORTUNITIES FOR K-12

Benchmark: Career Exposure Opportunities for K-12

The Williamson, Inc. Office of Economic Development will support local students by facilitating 2 on-site multidisciplinary career exposure days per school year.

Manufacturing Day

Students: 70 (5 Schools)

Businesses Visited: HORN, Apcom, Flash Technology, Resource Label Group

STEAM Day

Students: 85 (4 Schools)

Businesses Visited: TN Equine Hospital, CKE, Middle Tennessee Electric, Franklin Water

Building Stronger Schools through Weekly Collaboration

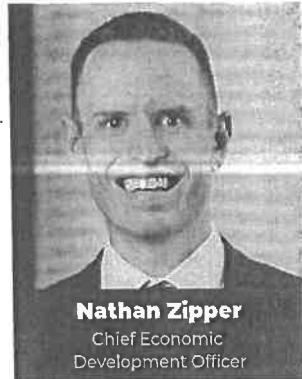
Throughout 2025, we met weekly with staff from Williamson County Schools and Franklin Special District to foster collaboration, share insights, and strengthen our partnership in supporting the community.



Spikey @ Founders and Funders

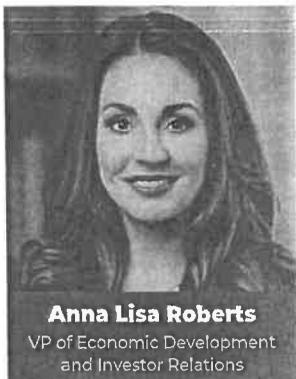
In 2025, Williamson, Inc. strengthened its partnership with the Williamson County Schools Entrepreneurship and Innovation Center (EIC) by elevating student-led businesses through our investor-facing programming and signature events. At our Founders & Funders Pitch Showcase in September, EIC participant Abigail Goddard and her business "Spikey" were highlighted alongside other emerging startups, pitching their ventures to local investors and business leaders and earning her second-place honors in the competition. This experience provided meaningful exposure to real-world capital, feedback, and professional networks, while demonstrating how early-stage entrepreneurship can be woven directly into the region's broader economic development ecosystem. Williamson, Inc. continues to highlight EIC businesses with partnership investors throughout the year, reinforcing our commitment to cultivating the next generation of founders—whether they're building companies between classes or scaling their first big idea.

STAFF



Nathan Zipper

Chief Economic
Development Officer



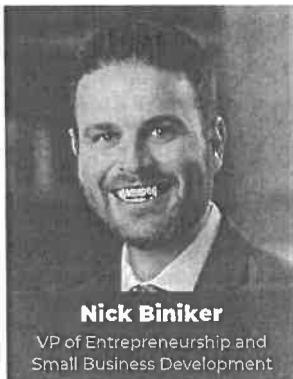
Anna Lisa Roberts

VP of Economic Development
and Investor Relations



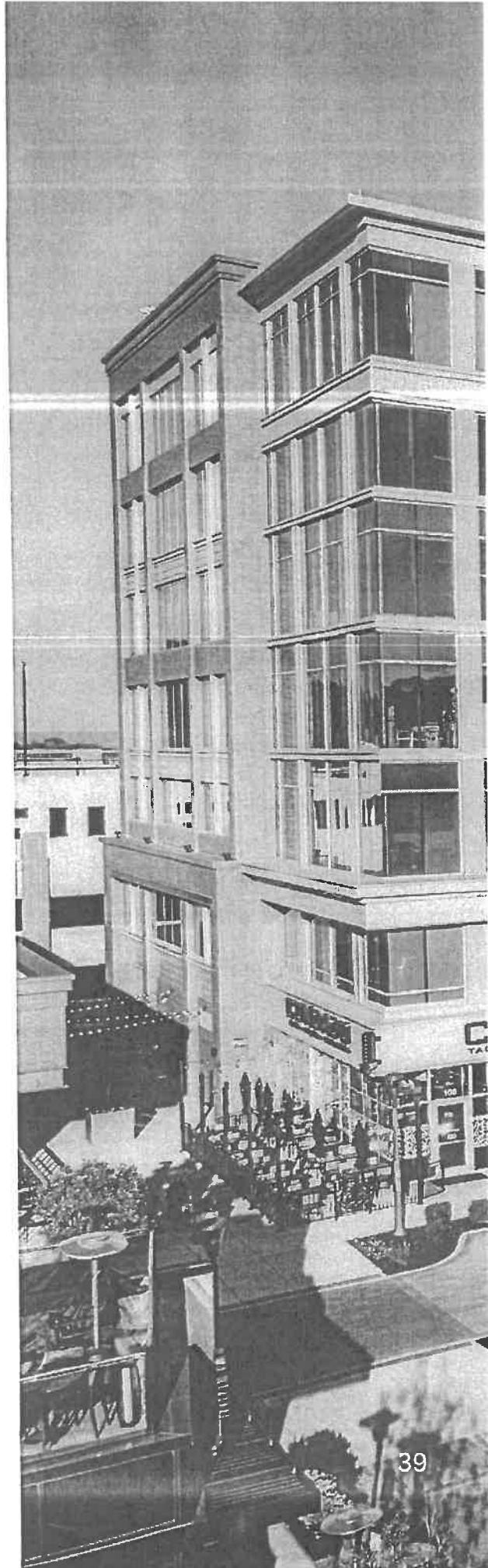
Claudia Zuazua

Senior Economic
Development Coordinator

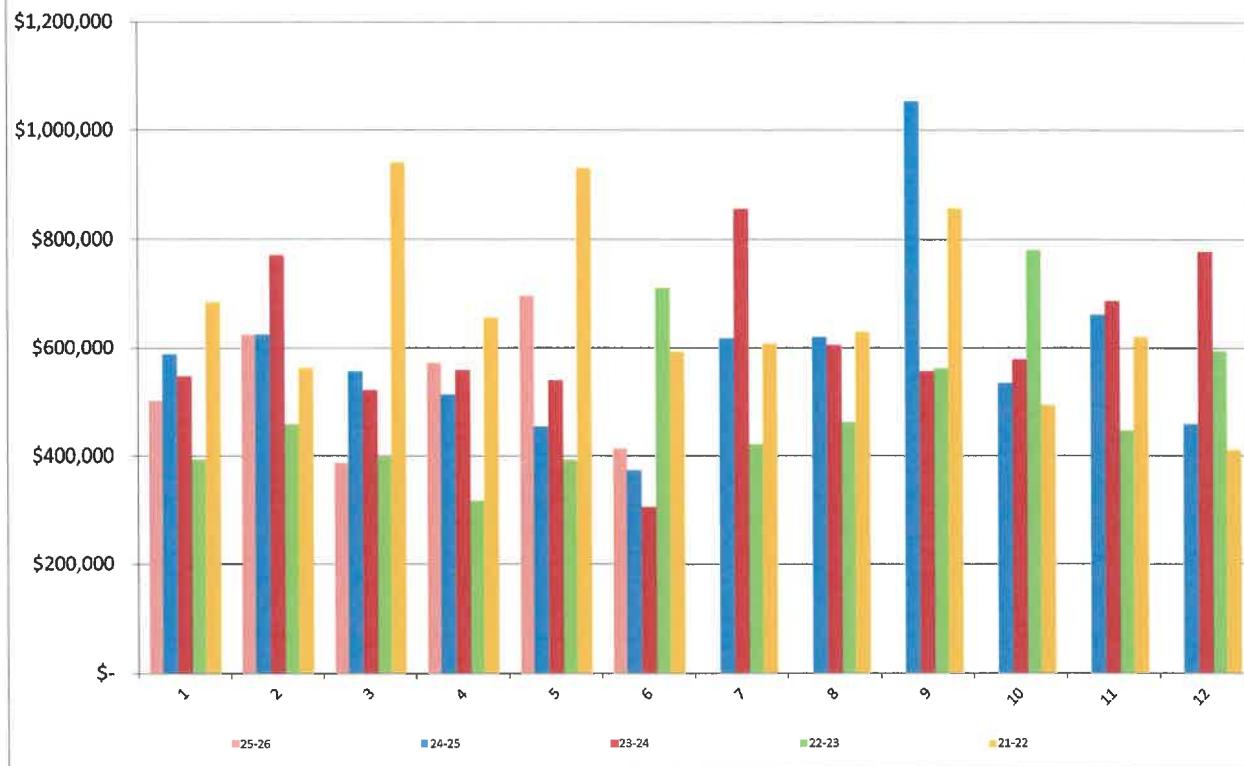


Nick Biniker

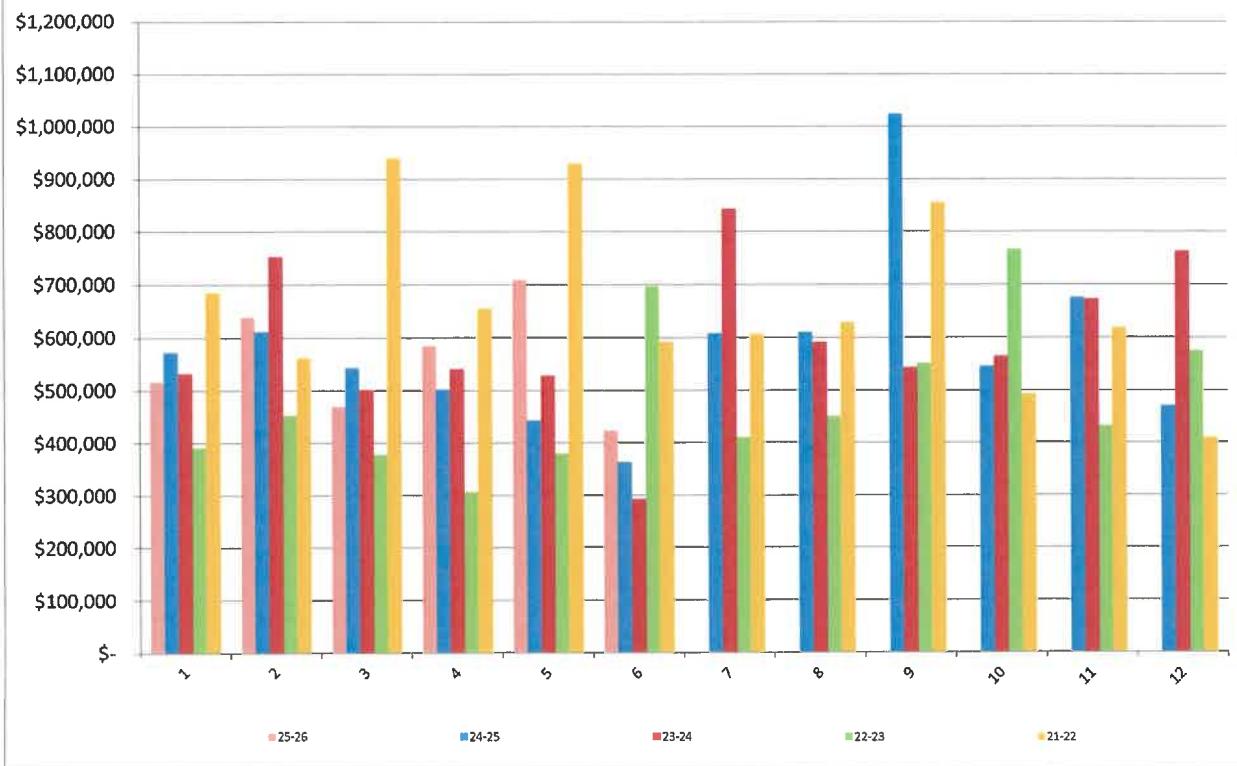
VP of Entrepreneurship and
Small Business Development



WC Schools, Recreation, Highway and Fire Privilege Tax History



WC Adequate Schools Facilities Tax



CONSENT AGENDA
Williamson County Board of Commissioners
February 9, 2026

NOTARIES

SECOND READINGS:

FUNDS IN-LIEU-OF AND ESCROW:

ACCEPTING ROADS:

OTHER:

Resolution No. 2-26-1, Resolution to Reduce the Speed Limit on Pope's Chapel Road Located in the First District in Williamson County – Commissioners Hayes and Jones

Resolution No. 2-26-18, Resolution Authorizing the Williamson County Mayor to Grant an Easement to Middle Tennessee Electric for the Provision of Electric Services for the Expansion of Columbia Avenue – Commissioner Morton

NOTARIES

(FEBRUARY, 2026)

NEW

AGUILAR, ERICK JAVIER
AGUIRRE, LINDSAY DEVON
AZARY, MARWA
BECKER, GABRIEL JEROME
BENSINGER, ELIZABETH PATRICIA
BRADFORD, RACHEL ANN
BREWER, NATALIE KATE
BRITT, JESSICA LYNN
BUENO, GRAZIELY
CHAPPELEAR, LYDIA GRACE
CHERRY, JEREMY
DOCKINS, FRANK HARRIS
FRAME, ALEXIS ROCHELLE
GILES, RACHEL HOLLY
GOSSETT, TABITHA LeANNE
GRUSZCZYNSKI, AMBER ELIZABETH
GUINN, OUIDA ANN
HARDIN, BRYTTANY LYNCH
HARMON, CHRISTINA ROBIN
HUDSON, JILL M.
HUGHES, ANTHONY DANIEL
JOHNSON, ANN MARIE
KAISER, ABBEY MARIE
KAPALDO, CALESIA RACHELLE
KARGER, MEEKA MARIE
KINCAID, AMANDA BLAKE
KINCAID, NICHOLAS KYLE
MATHEWS, BRYCE JASON
McCARTER, ANDRAE LAVAL
McLAUGHLIN, JACK E.
MITTAL, PRIYA
NATHAN, KAYLEE KATHLEEN
PANECCASIO, ALYSSA
PHENICIE, BRYCE TAYLOR
QUEZADA, MARIA ELIZABETH
RADCLIFF, TERI BROWDER
ROSSI, MELISSA LEE
RUSSELL, JONATHAN GROOMS
SEGADI, APRIL MARIE
SHAW, AYDEN JARED
SMALLEY, VICTORIA P.
SMITH, LACEY E.
THOMAS, JULIA ELIZABETH
THOMPSON, REBEKAH PAIGE
WHITSON, SAMUEL A.
WOODS, HEIDI LYNN
YOUNG, DONNA ANN
YOUNGBERG, KEVIN JAMES

RENEWALS

ABDULLAH, RUJEEN
ALEXANDER, MORGAN
ALEXANDER, TAYLOR
ANDERSON, CAYCE
ARMSTRONG, ASHLEY
ARRASTIA, MAYDE
ATEMA, ANGELA
BAGSIC, MARIA
BAIN, JERRI
BAKSHI, SHILPA
BEASLEY, KELLY
BELL, HANNAH
BLACKMON, ASHLEY
BLAKE, WILLIAM C.
BLANKENSHIP-HORNE, KATHERINE
BROWN, LINDA K.
BROWN, NIKKI
BROWN, WILLIAM
BURKE, APRIL
BURT, WESTON A.
BURTT, SARA
CAPOZZI, DAVID MICHAEL
CARTER, ROY P.
CHANDLER, DANIELLE
CHILANO, ANNA
CISCO, LILAH
CLARKE, SUSAN

RENEWALS

CLEVIDENCE, KARA
CRAWFORD, CHRISTINA
CUNNINGHAM, SARAH
CURTIS, HEATHER
DAUGHERTY, THOMAS J.
DAUGHETEE, MARTHA
DAVIS, LAETTA
Di JAMES, TIFFANY
ELMLINGER, LENDA H.
FRANCIS, CAROLYN M.
GALLIMORE, JANELLE L.
GILLESPIE, DANA L.
GORDON, KRISTAN D.
GRAY, JENNIFER
GREEN, B. KEVIN
HADLEY, JULIE T.
HALE, DOUGLAS S.
HARNESS, JOSH
HERALD, DEBORAH A.
HORNE, KAREN S.
JAMES, CHRISTINA
JAMISON, MELODEE B.
KALB, STEPHEN R.
LAFFERTY, DAVID
LOCKHART, JAYNE
LONG, JULIE L.
MARTIN, VIRGINIA G.
MASON, KIRSTIN M.
MATHIS, LAURA E.
MATTSON, ELIZABETH
McCARTY, CHRISTIE
McKAY, HAYDEN GRACE
McRADY, CARISSA
MILLER, TONYA D.
MOELLER, JAMIE A.
MOORE, REBECCA L.
MOORE, TAYLOR
NORRIS, TERESA B.
OAKLEY, DEVIN
PERRYMAN, BRIANNA C.
PILLOW, LARRY B. JR.
PRESLEY, LUCRETIA A.
PRITCHETT, WILLIAM L.
RAGLE, HENRY E., IV.
RIBBLE, MATTHEW C.
RILEY, MARJORIE A.
RIMMER, RICHARD
ROGERS, ALISON
ROVEY, ALICIA C.
SAXENA, PRIYANKA
SHANDOR, CYNTHIA S.
SIMS, MICHAEL
SMITH, ANNA
SMITH, CAREY A.
SMITH, CASSANDRA
SMITH, JOSHUA RYAN
SMITH, MELISSA
STEPHENS, MARK
SUTTON, JERI L.
TAYLOR-CHRISTOPHERSON, SONYA
TAYLOR, ERIKA
TAYLOR, SHARON GAYLE
TOMASIESKI, KRISTY A.
TOMPKINS, JAMES A.
WEAKLEY, ANTHONY
WILCOX, TANAYA
WILLIAMS-THEIS, COURTNEY
WILSON, CARRIE R.
WILSON, DEBORAH
WITT, SHEILA
WOLBERT, MADISON
WYATT, JENNIFER L.
YOUNG, PATRICIA R.