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

I. OPEN COURT

II. INVOCATION & PLEDGE TO FLAG

III. ROLL CALL

IV. APPROVAL OF MINUTES of the regular February 9, 2026, County Commission Meeting
(Copies were mailed to each member of the County Commission)

V. CITIZEN COMMUNICATION

VI. COMMUNICATIONS & MESSAGES

Proclamation- April is Donate Life Month – Rogers Anderson

Proclamation – Williamson County Family and Community Education Month – Commissioners Jones, Hayes, Hester, Herbert, Smith and Sanford

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:

	Terms Expiring	Nominations
Emergency Communications District - Board of Directors (4 year terms, expiring 3/30)		
At Large	John Allman	John Allman
At Large	Allen Lovett	Allen Lovett

COUNTY COMMISSION:

	Terms Expiring	Nominations
Highway Commission (2 year term, expiring 3/28)		
Southeast District	David Coleman	David Coleman
Southwest District	Wayne Davis	Wayne Davis
WC Regional Planning Commission (4 year term, expiring 3/30)	Robin Baldree Sharon Hatcher	Robin Baldree Sharon Hatcher
Zoning Appeals Board (5 year term, expiring 3/31)	Karen Emerson-McPeak	Karen Emerson-McPeak

IX. CONSENT AGENDA (Reference Attachment, if applicable)

X. UNFINISHED BUSINESS

Resolution No. 3-26-1 (Formerly 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

XI. NEW BUSINESS

1) ZONING

2) APPROPRIATIONS

Resolution No. 3-26-5, Resolution Appropriating And Amending The 2025-2026 Library Budget By $7,090.00 – Revenues To Come From Donations And Memorials – Commissioner Morton

Resolution No. 3-26-6, Resolution Appropriating And Amending The 2025-26 Archives Budget By $48,000 – Revenues To Come From Archives And Records Management Fee Reserve Account – Commissioner Morton

Resolution No. 3-26-7, Resolution Amending The 2025-26 Highway Department Budget And Appropriating Up To $810,000.00 For Personnel And Equipment Maintenance Needs During Severe Inclement Weather Events - Revenues To Come From Unappropriated Highway Fund Balance – Commissioner Herbert

Resolution No. 3-26-8, Resolution Appropriating And Amending The 2025-26 Sheriff's Office Budget By $56,000.00 – Revenues To Come From Law Enforcement Training Program – Commissioner Tunnicliffe

Resolution No. 3-26-9, Resolution Accepting A Donation Of $4,000.00 For The Purchase Of Equipment And Supplies For The Williamson County Sheriff's Office And Appropriating And Amending The 2025-2026 Williamson County Sheriff's Office Budget By $4,000.00 – Revenues To Come From Donations – Commissioner Tunnicliffe

Appropriations (continued)

Resolution No. 3-26-10, Resolution Accepting A Donation From Friends Of Williamson County Animal Center And Appropriating And Amending The 2025-2026 Animal Center Budget By $8,000 – Revenues To Come From Donations – Commissioner Morton

Resolution No. 3-26-11, Resolution Appropriating And Amending The 2025-26 Williamson County Office Of Public Safety Budget By $30,611.77 For Overtime, Supplies, And Maintenance Of Vehicles – Revenues To Come From The Tennessee Emergency Management Agency Reimbursements For Emergency Management Assistance To Texas – Commissioner Tunnicliffe

Resolution No. 3-26-12, Resolution Accepting A Donation On Behalf Of The Parks And Recreation Department And Appropriating And Amending The 2025-26 Williamson County Parks And Recreation Budget By $2,500.00 - Revenues To Come From Donations – Commissioner Morton

Resolution No. 3-26-13, Resolution Appropriating And Amending The 2025-26 Parks And Recreation Budget By $8,426.51- Revenues To Come From Donations – Commissioner Herbert

Resolution No. 3-26-14, Resolution Accepting A Donation On Behalf Of The Parks And Recreation Department And Appropriating And Amending The 2025-26 Williamson County Parks And Recreation Budget By $2,500.00 - Revenues To Come From Donations – Commissioner Morton

Resolution No. 3-26-15, Resolution Appropriating And Amending The 2025-26 Parks And Recreation Budget By $164,951.56 - Revenues To Come From Donations – Commissioner Morton

Resolution No. 3-26-16, Resolution Appropriating And Amending The 2025-26 County Clerk's Budget By $50,000 For Equipment Costs - Revenues To Come From Filing Fees – Commissioner Webb

Resolution No. 3-26-17, Resolution Appropriating And Amending The 2025-26 Veterans' Services Budget By $4,275 Revenues To Come From Memorial Brick Paver Sales – Commissioner Morton

Resolution No. 3-26-25, An Initial Resolution Authorizing The Issuance Of Not To Exceed $17,850,000 Of General Obligation Bonds Of Williamson County, Tennessee – Commissioner Morton

Late Filed Resolution No. 3-26-28, Resolution Accepting A Donation From Cindy And Mark Enderle And Appropriating And Amending The 2025-2026 Animal Center Budget By $50,000 – Revenues To Come From Donations - Commissioner Webb

Late Filed Resolution No. 3-26-29, Resolution Authorizing An Amendment To The Opioid Abatement Service Provider Agreement With The 21st District Recovery Court And Appropriating Funds For Additional Services - Appropriations To Come From Opioid Abatement Funds – Commissioner Webb

3) OTHER

Resolution No. 3-26-2, Resolution To Establish A Courthouse Task Force For The Purpose Of Analyzing And Implementing Future Judicial Facility Needs – Commissioner Aiello

Resolution No. 3-26-3, Resolution Authorizing The Williamson County Board Of Commissioners To Initiate A Request For Proposals (RFP) And Retain An Independent Consulting Firm To Provide Expertise And Advisement To The County Commission Regarding Potential Transactions Involving Williamson Health – Commissioner Hayes

Other (continued)

Resolution No. 3-26-4, Resolution Of The Williamson County Board Of Commissioners To Amend And Implement An Amended Education Impact Fee Rate And Education Impact Fee Schedule Pursuant To The Authority Granted By The Provisions And In Accordance With Chapter 120 Of The Private Acts Of 1987, And To Be Assessed And Collected In The Manner As Defined In The Previously Adopted Resolution 11-16-6 And 11-16-7 As Amended And Acceptance Of The Education Facility Impact Fee Study Dated February 16, 2026 Concerning Residential Development On The Need For New And Expanded Education Facilities – Commissioner Morton

Resolution No. 3-26-18, Resolution Approving A Full-Time Coordinator For The Williamson County Mental Health Court – Commissioner Tunnicliffe

Resolution No. 3-26-19, Resolution To Permit The Williamson County Mayor To Authorize The Temporary Sale Of Alcoholic Beverages At The Agricultural Exposition Park During The Annual Rotary Rodeo – Commissioner Herbert

Resolution No. 3-26-20, Resolution Of The Governing Body Of Williamson County, Tennessee To Adopt The Williamson County Safety Action Plan And To Commit To Seeking Funding For Needed Safety And Mobility Infrastructure Projects – Commissioners Clifford and M. Smith

Resolution No. 3-26-21, Resolution Of The Governing Body Of Williamson County, Tennessee Supporting An Application To Participate In The Local Parks And Recreation Fund Grant For The Turfing Of Multipurpose Fields At The Williamson County Soccer Complex – Commissioner Webb

Resolution No. 3-26-22, Resolution Authorizing The Williamson County Mayor To Approve The Amendment To The Service Agreement With The Williamson County Chamber Of Commerce D/B/A Williamson, Inc. – Commissioner Morton

Resolution No. 3-26-23, Resolution Authorizing The Annual Inflation Adjustment Concerning Permit Nos. DML940000065 And SNL940000057for The Williamson County Landfill And Approving The Amendment To The Contract For Obligation In Lieu Of Performance Bonds To Adjust For Inflation – Commissioner Morton

Resolution No. 3-26-24, A Resolution Of The Williamson County Board Of Commissioners Requesting Amendment Of The Tennessee Code Annotated Related To The Authority Of The Commissioner Of The Tennessee Department Of Environment And Conservation To Contract With Counties For Regulation Of Subsurface Sewage Disposal Systems – Commissioners Clifford, Herbert and Sanford

Resolution No. 3-26-26, Resolution Authorizing The Williamson County Mayor To Execute An Agreement To Purchase Unimproved Real Property Located At 926 Columbia Ave., Franklin, Tennessee – Commissioner Morton

Resolution No. 3-26-27, Resolution To Overrule The Denial Of The City Of Franklin Planning And Sustainability Department's Action Regarding The Proposed Juvenile Justice Center (Cof No. 9026) – 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.

(Shared/Agendas//March 2026))

Williamson Medical Center & Subsidiaries
Financial Statement Highlights
Month Ended January 31, 2026

	Month		Year to Date	
Actuals	**Current**	**Budget**	**Current**	**Budget**
Net Revenue	$32,950,555	$33,555,373	$224,556,051	$225,988,701
Total Operating Expenses	33,470,382	33,165,108	225,583,787	230,403,916
Net Non-Operating Rev/Exp	594,743	726,106	3,377,981	5,083,320
Net Income/Loss	**$74,916**	**$1,116,371**	**$2,350,245**	**$668,105**

Balance Sheet	**Current Month**	**Prior Month**	**Increase (decrease)**
Operating Account Balance	$39,129,069	$47,236,302	($8,107,233)
Available to Use Cash	108,465,599	116,420,735	($7,955,136)
Collections	28,346,879	30,817,771	($2,470,893)
Days Cash on Hand -all sources	113	122	(8.8)
Debt Coverage	2.45	2.53	(0.08)

Key Financial Stats/Indicators	**Current Month**	**13 Month Average**	**Increase (decrease)**
Admissions-Adults	652	648	4
Admissions-Pediatrics	17	16	1
Patient Days	3,095	2,726	369
Equivalent Patient Days	11,300	10,562	738
Surgeries	1,138	1,225	(87)
Emergency Room	3,719	3,815	(96)
Emergency Room-Pediatrics	1,240	1,145	95

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
STATEMENT OF CASH FLOWS
For the Period Ending January 31, 2026

NET INCOME (LOSS) FROM OPERATIONS	$	74,916		
PLUS DEPRECIATION (Not a Cash Expense)		1,913,071		
SUB-TOTAL			$	1,987,987
CASH PROVIDED BY:				
INCREASE IN PAYROLL TAXES PAYABLE	$	2,422,666		
INCREASE IN BOND INTEREST PAYABLE		598,532		
INCREASE IN EMPLOYEE DED PAYABLE		440,524		
INCREASE IN ACCOUNTS PAYABLE		491,422		
INCREASE IN OTHER CURRENT OBLIGATIONS		345,562		
INCREASE IN FINANCE LEASE LIABILITIES		319,387		
INCREASE IN ACCRUED EMPLOYEE BENEFITS		305,078		
LEASE RECEIVABLE LESS CURRENT PORTION		251,340		
DECREASE IN PREPAID EXPENSES		200,589		
INCREASE IN CURRENT PORTION OF FINANCE LEASE LIABILITIES		121,588		
CURRENT PORTION OF LEASE RECEIVALBE		40,352		
INCREASE IN SERP LIABILITY		8,333		
INCREASE IN OTHER LONG-TERM LIABILITIES		2,049		
				5,547,423
TOTAL SOURCES OF CASH				7,535,409
CASH USED FOR:				
DECREASE IN ACCRUED WAGES PAYABLE	$	7,365,642		
INCREASE IN ACCOUNTS RECEIVABLE		3,972,762		
INCREASE IN FIXED ASSETS		2,451,492		
INCREASE IN FINANCE LEASE RIGHT-TO-USE ASSETS		711,563		
DECREASE IN DEFERRED INFLOW OF RESOURCES		281,115		
INCREASE IN MISC ASSETS		222,423		
INCREASE IN INVENTORIES		129,172		
DECREASE IN NOTES PAYABLE		90,671		
DECREASE IN CURRENT PORTION OF LONG TERM DEBT		80,220		
DECREASE IN BONDS PAYABLE		72,949		
DECREASE IN CURRENT PORTION OF SUBSCRIPTION LEASE LIABILITIES		53,988		
DECREASE IN SUBSCRIPTION LEASE LIABILITIES, LESS CURRENT PORTION		38,415		
DECREASE IN THIRD PARTY SETTLEMENTS		20,133		
TOTAL USES OF CASH				15,490,545
INCREASE OR (DECREASE) IN CASH ACCOUNTS				(7,955,136)
BEGINNING TOTAL CASH BALANCE				116,420,735
ENDING TOTAL CASH BALANCE			$	108,465,599
OPERATING CASH			$	39,129,069
FUNDS RESTRICTED AS TO USE:				69,336,530
GRAND TOTAL OF ALL CASH ASSETS			$	108,465,599

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
BALANCE SHEET
For the Period Ending January 31, 2026

	CURRENT MONTH	PRIOR MONTH	INCREASE (DECREASE)	PERCENT CHANGE
CASH				
Funds Mgmt/General Fund	$ 39,129,069	$ 47,236,302	$ (8,107,233)	-17.2%
TOTAL CASH	39,129,069	47,236,302	(8,107,233)	-17.2%
RECEIVABLES				
Patient Receivables	161,122,254	154,831,839	6,290,415	4.1%
Contractual Allowances	(122,079,997)	(118,265,008)	(3,814,989)	3.2%
Other Receivables	4,074,800	2,577,463	1,497,336	58.1%
TOTAL RECEIVABLES	43,117,056	39,144,294	3,972,762	10.1%
INVENTORIES				
General Stores	493,193	433,734	59,460	13.7%
Pharmacy	820,663	820,663	0	0.0%
Surgery	5,776,352	5,706,639	69,713	1.2%
TOTAL INVENTORIES	7,090,208	6,961,036	129,172	1.9%
Prepaid Expenses	5,168,076	5,368,665	(200,589)	-3.7%
Current portion of lease receivable	3,191,218	3,231,570	(40,352)	-1.2%
TOTAL CURRENT ASSETS	97,695,627	101,941,867	(4,246,240)	-4.2%
PROPERTY, PLANT & EQUIP				
Land and Land Imp.	16,712,014	16,712,014	0	0.0%
Building & Building Serv	405,354,745	404,447,809	906,937	0.2%
Equipment	161,229,024	159,684,469	1,544,556	1.0%
Less: Accum Depr	(244,723,202)	(243,195,903)	(1,527,299)	0.6%
TOTAL P,P & E	338,572,582	337,648,389	924,193	0.3%
OTHER ASSETS				
Funded Depreciation	38,363,664	38,317,265	46,400	0.1%
Bond Payment Fund	15,307,603	15,201,905	105,698	0.7%
Bond Escrow Fund	15,665,263	15,665,263	0	0.0%
Miscellaneous Assets/Investments	85,732,490	85,510,066	222,423	0.3%
Capitalized Costs/Bond Issue Costs	418,654	433,090	(14,436)	-3.3%
Lease Receivable, less current portion	6,701,132	6,952,472	(251,340)	-3.6%
Finance Lease Right-to-Use Assets	16,275,498	15,845,873	429,626	2.7%
Subscription Right-to-Use Assets	1,555,473	1,644,872	(89,399)	-5.4%
TOTAL OTHER ASSETS	180,019,777	179,570,806	448,971	0.3%
TOTAL ASSETS	$ 616,287,986	$ 619,161,062	$ (2,873,076)	-0.5%

WILLIAMSON MEDICAL CENTER & SUBSIDIARIES
BALANCE SHEET
For the Period Ending January 31, 2026

	CURRENT MONTH	PRIOR MONTH	INCREASE (DECREASE)	PERCENT CHANGE
CURRENT LIABILITIES				
Accounts Payable	$ 11,179,622	$ 10,688,199	$ 491,422	4.6%
Accrued Wages Payable	5,745,469	13,111,111	(7,365,642)	-56.2%
Payroll Taxes Payable	3,044,536	621,871	2,422,666	389.6%
Employee Ded Payable	729,816	289,292	440,524	152.3%
Accrued Employee Benefits	8,225,205	7,920,127	305,078	3.9%
Accrued Bond Interest	1,914,611	1,316,078	598,532	45.5%
Current Portion-Bonds Payable	8,245,796	8,247,879	(2,083)	0.0%
Current Portion of Long Term Debt	2,731,962	2,812,182	(80,220)	-2.9%
Estimated Third Party Settlements	178,067	198,200	(20,133)	-10.2%
Current portion of Finance Lease Liabilities	3,187,842	3,066,254	121,588	4.0%
Current portion of Subscription Lease Liabilities	813,321	867,309	(53,988)	-6.2%
Other Current Obligations	3,275,121	2,929,559	345,562	11.8%
TOTAL CURRENT LIAB	49,271,368	52,068,062	(2,796,694)	-5.4%
LONG TERM LIABILITIES				
Hospital Expansion Bonds 2013	14,126,847	14,139,205	(12,358)	-0.1%
Hospital Expansion Bonds 2018	33,219,887	33,232,969	(13,082)	0.0%
Hospital Expansion Bonds 2021	75,920,115	75,953,377	(33,262)	0.0%
Hospital Expansion Bonds 2022	64,196,869	64,209,033	(12,163)	0.0%
Deferred Comp Liability	7,563,339	7,563,339	-	0.0%
SERP Liability	8,333	-	8,333	0.0%
First Bank-Note payable-Nov 2024	10,422,006	10,512,677	(90,671)	-0.9%
Other long-term liabilities	1,258,468	1,256,419	2,049	0.2%
Finance Lease Liabilities, less current portion	15,318,461	14,999,074	319,387	2.1%
Subscription Lease Liabilities, less current portion	822,730	861,145	(38,415)	-4.5%
Deferred Inflow of resources - lease obligations	8,867,315	9,148,430	(281,115)	-3.1%
TOTAL LONG TERM LIAB	231,724,370	231,875,666	(151,297)	-0.1%
FUND BALANCE	335,292,249	335,217,333	74,916	0.0%
TOTAL LIABILITY & FUND BALANCE	$ 616,287,986	$ 619,161,061	$ (2,873,076)	-0.5%

Williamson Medical Center & Subsidiaries
Income Statement
For the Period Ending January 31, 2026
Comparison of Actual to Budget

	Month To Date				Year To Date			
	Actual	Budget	Variance	Var%	Actual	Budget	Variance	Var%
Net Patient Svc Revenue	$ 30,803,984	$ 31,986,568	(1,182,584)	-3.7%	$ 208,728,699	$ 215,013,900	$ (6,285,201)	-2.9%
Other Operating Revenue	$ 2,146,571	$ 1,568,805	$ 577,766	36.8%	$ 15,827,353	$ 10,974,801	$ 4,852,552	44.2%
Net Operating Revenue	$ 32,950,555	$ 33,555,373	(604,818)	-1.8%	$ 224,556,051	$ 225,988,701	$ (1,432,649)	-0.6%
Operating Expenses:								
Salaries & Benefits	$ 20,750,296	$ 19,659,292	$ 1,091,004	5.5%	$ 135,617,611	136,546,299	$ (928,688)	-0.7%
Medical Prof. Fees	371,591	369,760	1,831	0.5%	2,273,696	2,588,320	(314,624)	-12.2%
Supplies	5,353,766	6,259,536	(905,770)	-14.5%	38,344,811	43,452,440	(5,107,629)	-11.8%
Other Expenses	1,904,942	1,907,683	(2,742)	-0.1%	13,630,932	13,291,223	339,709	2.6%
Purchased Services	1,640,313	1,526,261	114,052	7.5%	11,431,401	10,627,182	804,219	7.6%
Repair/Main Equipment	769,733	808,445	(38,712)	-4.8%	5,567,012	5,660,021	(93,009)	-1.6%
Equipment Leases	130,948	108,600	22,348	20.6%	557,058	559,714	(2,656)	-0.5%
Total Operating Expenses	$ 30,921,588	$ 30,639,577	$ 282,011	0.9%	$ 207,422,520	$ 212,725,199	$ (5,302,679)	-2.5%
Net Operating Income	$ 2,028,968	$ 2,915,796	$ (886,828)	-30.4%	$ 17,133,531	$ 13,263,502	$ 3,870,029	29.2%
Non-Operating Revenue	$ 594,743	726,106	$ (131,363)	-18.1%	$ 3,377,981	5,083,320	$ (1,705,339)	-33.5%
EBITDA	$ 2,623,710	$ 3,641,902	$ (1,018,192)	-28.0%	$ 20,511,512	$ 18,346,822	$ 2,164,691	11.8%
EBITDA %	7.8%	10.6%			9.0%	7.9%		
Interest	$ 635,723	$ 635,471	$ 252	0.0%	$ 4,460,681	$ 4,448,297	$ 12,384	0.3%
Depreciation & Amort.	1,913,071	1,890,060	23,011	1.2%	13,700,586	13,230,420	470,166	3.6%
Net Income/(Loss)	$ 74,916	$ 1,116,371	$ (1,041,455)	-93.3%	$ 2,350,245	$ 668,105	$ 1,682,141	251.8%
Net Income %	0.22%	3.26%			1.03%	0.29%		

Williamson County
Privilege Tax Report

Month of January 2026

	Adequate School Facilities	Schools	Recreation	Fire	Highway
Previous Balance	3,261,306.83	4,414,513.59	363,138.00	486,081.83	294,903.59
Brentwood	61,729.47	56,791.11	4,938.36		
Franklin	54,792.54	50,409.14	4,383.40		
Fairview	14,459.94	13,303.14	1,156.80		
Spring Hill	40,573.17	37,327.32	3,245.85		
Thompson's Station	22,439.34	20,644.19	1,795.15		
Nolensville	32,877.90	30,247.67	2,630.23		
Unincorporated Williamson County	119,231.64	83,462.15	9,538.53	23,846.33	2,384.63
Interest	8,949.76	12,644.91	1,771.81	4,429.03	1,298.10
Commercial				0.00	0.00
Monthly Total	355,053.76	304,829.63	29,460.13	28,275.36	3,682.73
Cumulative Total	3,616,360.59	4,719,343.22	392,598.13	514,357.19	298,586.32
FSSD Monthly Appropriations	18,695.19	22,422.68			
Appropriations	121,862.66				
Cumulative Appropriations	113,758,904.75	163,312,437.61	16,256,912.52	5,687,698.97	7,523,933.59
Net Revenue	3,475,802.73	4,696,920.54	392,598.13	514,357.19	298,586.32

Appropriations:

Adequate Schools/ Dec '25 Cities payable	121,862.66
Adequate Schools/ Dec '25 FSSD payable	18,695.19
Schools/ Dec '25 FSSD payable	22,422.68

Williamson County
Budget Report
1/31/2026

Revenue	Original Budget	Budget Amendments	Total	Actual Year To Date	Current Month		Remaining Budget	8.33% % Y T D
County General Fund	161,398,798	8,921,318	170,320,116	93,826,181	16,853,963		76,493,935	55.09%
Solid Waste Sanitation Fund	10,510,861	-	10,510,861	5,400,009	680,717		5,110,852	51.38%
Drug Control Fund	57,000	-	57,000	69,766	7,038		(12,766)	122.40%
Highway/Public Works Fund	15,991,000	-	15,991,000	8,844,308	2,015,787		7,146,692	55.31%
General Debt Service Fund	67,519,378	-	67,519,378	37,512,404	4,292,898		30,006,974	55.56%
Rural Debt Service Fund	41,709,806	-	41,709,806	29,886,230	2,901,955		11,823,576	71.65%
General Purpose School Fund	514,299,994	19,285,210	533,585,204	320,732,243	49,175,311		212,852,961	60.11%
Cafeteria Fund	19,461,718	-	19,461,718	10,613,641	1,489,479		8,848,077	54.54%
Extended School Program Fund	7,574,600	-	7,574,600	3,522,588	464,212		4,052,012	46.51%
	838,523,155	28,206,528	866,729,683	510,407,368	77,881,360	-	356,322,315	

Appropriations	Original Budget	Budget Amendments	Total	Actual Year To Date	Current Month	Encumbrances	Remaining Budget	% Y T D
County General Fund	175,816,476	25,070,999	200,887,475	110,985,051	10,755,857	4,498,738	85,403,686	57.49%
Solid Waste Sanitation Fund	10,504,125	2,411,556	12,915,681	7,348,749	554,107	1,025,526	4,541,406	64.84%
Drug Control Fund	196,150	-	196,150	55,289	2,575	20,976	119,885	38.88%
Highway/Public Works Fund	15,912,831	4,985,000	20,897,831	12,995,871	854,297	1,533,517	6,368,443	69.53%
General Debt Service Fund	67,081,676	-	67,081,676	14,320,240	80,947	-	52,761,436	21.35%
Rural Debt Service Fund	42,198,228	-	42,198,228	8,324,948	47,953	-	33,873,280	19.73%
General Purpose School Fund	562,612,797	22,553,632	585,166,429	302,318,129	53,664,250	14,931,065	267,917,235	54.22%
Cafeteria Fund	20,749,302	-	20,749,302	11,315,904	1,937,564	3,272,224	6,161,175	70.31%
Extended School Program Fund	8,045,674	-	8,045,674	4,019,179	537,041	78,802	3,947,692	50.93%
	903,117,259	55,021,187	958,138,446	471,683,360	68,434,591	25,360,848	461,094,238	

MARRIOTT

2/16/26

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 January 31st, 2026.

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

COOL SPRINGS CONFERENCE CENTER
Jan-26

	CURRENT MONTH			YEAR-TO-DATE		
	ACTUAL	BUDGET	LAST YR	ACTUAL	BUDGET	LAST YR
GROSS REVENE	702,142	410,844	373,269	4,941,849	4,171,707	4,777,709
HOUSE PROFIT	113,985	(35,449)	(38,919)	935,728	461,909	865,748
Less: FIXED EXPENSES	42,272	44,088	41,971	294,326	308,616	286,200
NET INCOME	71,713	(79,537)	(80,890)	641,402	153,293	579,548
Less: FF&E RESERVE 5%	35,107	20,542	18,663	247,092	207,890	238,885
NET CASH FLOW	36,606	(100,079)	(99,552)	394,310	(54,597)	340,663

TOTAL CURRENT BALANCE DUE TO OWNERS	36,606
TOTAL DUE TO CITY OF FRANKLIN	18,303
TOTAL DUE TO WILLIAMSON COUNTY	18,303

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

Matt Lahiff
General Manager

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

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

	2013-2014	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
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	18,303.00
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	197,156.00

Reflects County's one-half share only.

Williamson County
Education Impact Fee

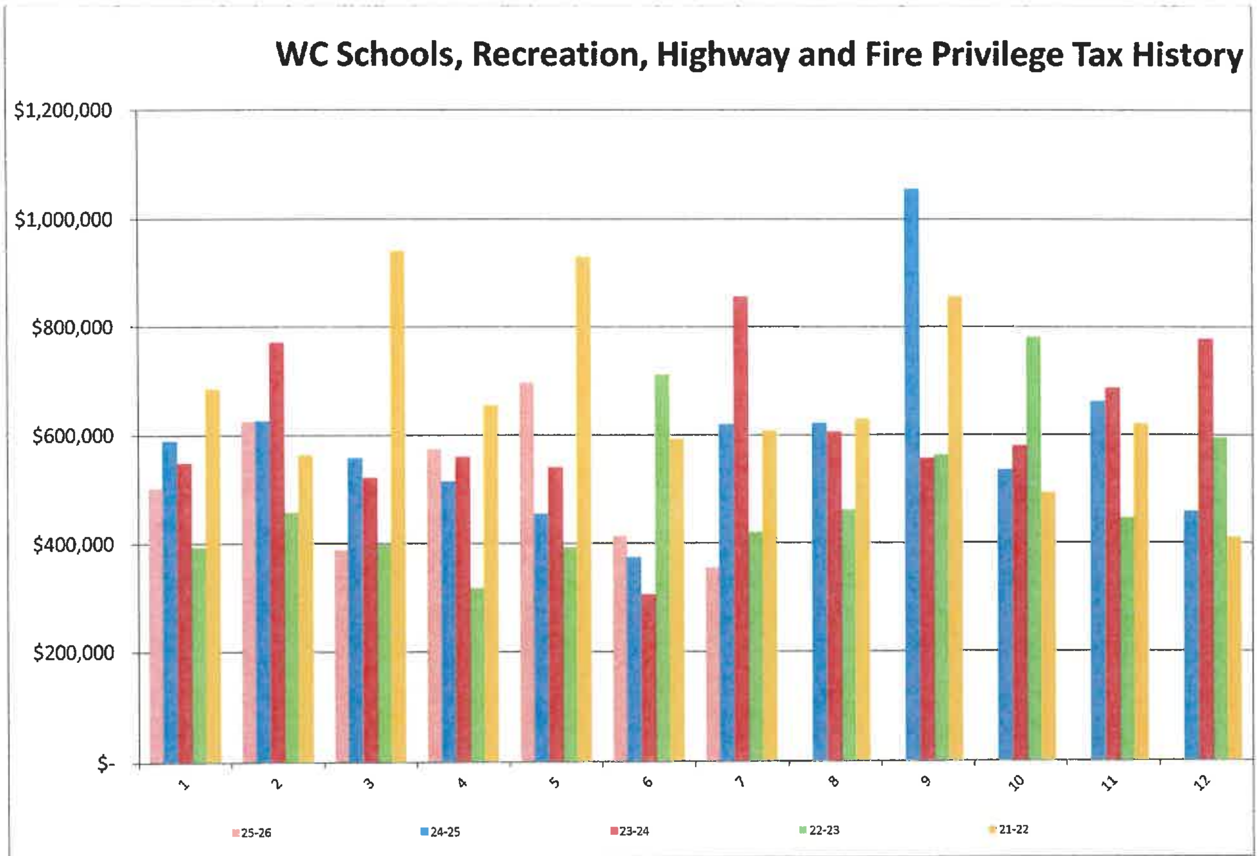
	COLLECTION DURING FYE 6/30/17	COLLECTION DURING FYE 6/30/18	COLLECTION DURING FYE 6/30/24	COLLECTION DURING FYE 6/30/25	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	TOTAL COLLECTIONS
IM100 - WCS																	
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	827,820.00						158,436,113.50
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	327,762.61						13,529,640.84
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	11,555.83	-	-	-	-	-	1,719,984.68
				-													
				-													
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	7,813.07						336,239.10
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	78.13	-	-	-	-	-	42,323.05
																	-
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	1,151,761.72	0.00	0.00	0.00	0.00	0.00	174,457,780.21

SUMMARY FOR IMPACT FEE COLLECTIONS

Total Collected to Date	174,457,780.21
Total Allocated for Projects	(70,665,838.48)
Total Net Collections	103,791,941.73
Total Paid under Protest	(32,103.00)
Alternative Learning Center	(12,000,000.00)
Total Avaliable for Allocation	91,759,838.73

Undesignated Fund Balance
FY 2025-2026

	Beginning Fund Balance July 1, 2025	Budget Amend. & Adjust.	Ending Fund Balance July 2025	Ending Fund Balance August 2025	Ending Fund Balance September 2025	Ending Fund Balance October 2025	Budget Amend. & Adjust.	Ending Fund Balance November 2025	Budget Amend. & Adjust.	Ending Fund Balance December 2025	Budget Amend. & Adjust.	Ending Fund Balance January 2026
General Fund	104,639,999.29	-13,738,471.55	90,901,527.74	91,216,883.14	88,638,746.62	88,344,676.44	4,684,607.48	93,029,283.92	1,475.00	93,030,758.92	-910,000.00	92,120,758.92
Solid Waste Sanitation	12,199,625.71	-2,865,665.28	9,333,960.43	9,638,006.95	9,640,295.26	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	6,745,992.48	6,764,921.90	6,764,921.90	78,586.18	6,843,508.08	0.00	6,843,508.08	0.00	6,843,508.08
General Debt Service	48,276,756.95	-82,298.00	48,194,458.95	48,194,458.95	48,194,458.95	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	25,550,938.60	25,550,938.60	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60	0.00	25,550,938.60


WC Schools, Recreation, Highway and Fire Privilege Tax History
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
1
2
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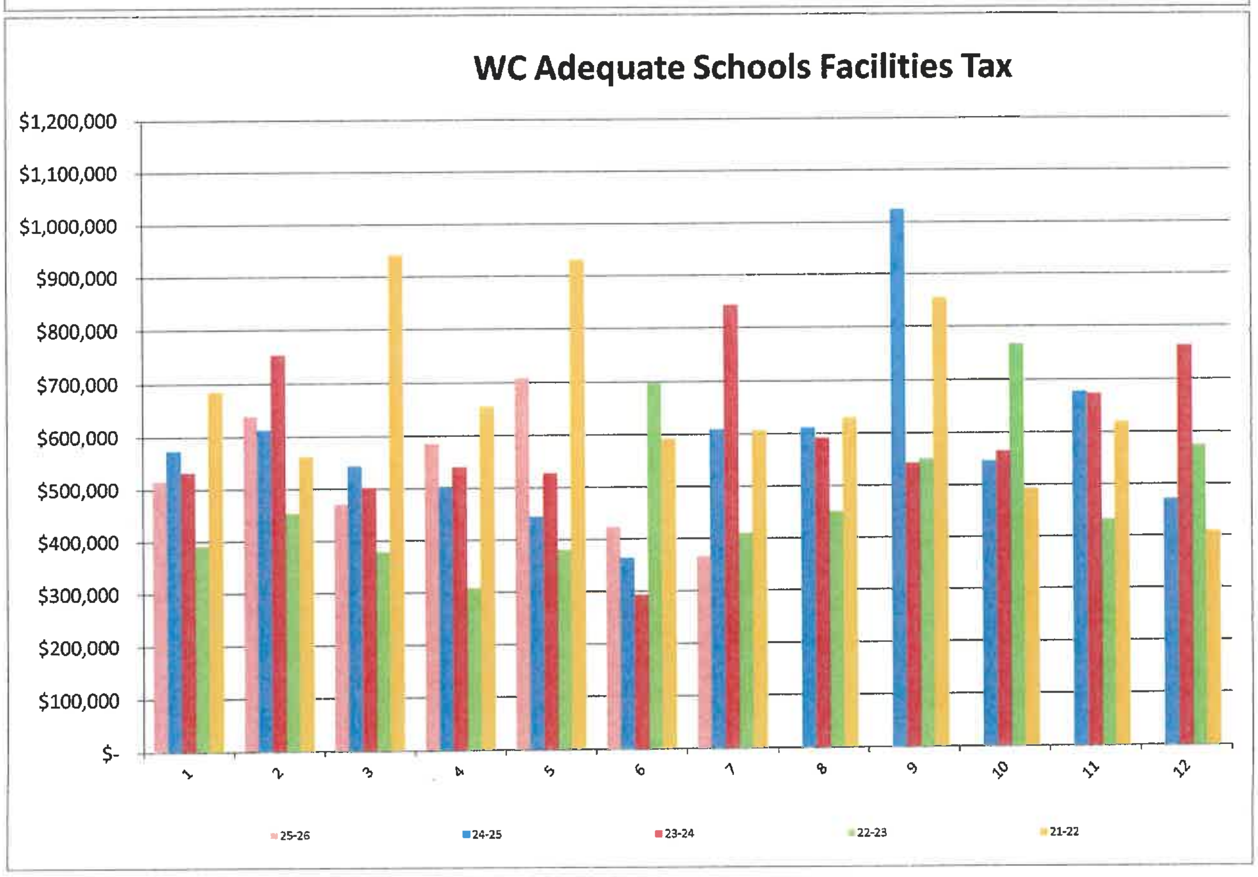
24-25
23-24
22-23
21-22


WC Adequate Schools Facilities Tax
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
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22-23
21-22

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment):
Emergency Communications District Board of Directors – At Large

Name of nominee: John Allman

Address: 7203 Cutters Crossing Court Fairview, TN 37062

Phone No: 615-406-4040

Email Address: John@theallmans.org

Voting district in which the nominee resides: One (1)

Term of position: Four Years, expiring 3/30

Salary (if applicable): None

Name(s) of person, organization or informal group recommending the nominee:
Public Safety Director Connor Scott

Brief biographical information:
Lifelong public safety professional, and retired firefighter and Information Technology director for the City of Brentwood, John Allman has been serving as the Chair of the ECD and brings a passion for service and extensive expertise to the role. He also served as a volunteer firefighter for the Bellevue Volunteer Fire Department, the Williamson County Rescue Squad, and has served on the State 911 Board.

County Commission meeting date: March 9, 2026

dg\MyFiles\misc\NomineeForm

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment):
Emergency Communications District Board of Directors – At Large

Name of nominee: Allen Lovett

Address: 6459 Trails End Road   College Grove, TN 37046

Phone No: (615) 368-7131

Email Address: k4va@att.net

Voting district in which the nominee resides: Two (2)

Term of position: Four Years, expiring 3/30

Salary (if applicable): None

Name(s) of person, organization or informal group recommending the nominee:
Public Safety Director Connor Scott

Brief biographical information:
Lifelong Williamson County Lifelong Williamson County resident with six prior ECD appointments. Retired career EMS, with prior volunteer service with Williamson County Rescue Squad, Fairview Police Dept., College Grove Fire Dept., Williamson County Sherriff's Dept., and Williamson County Amateur Radio Emergency Service. Also served on numerous local, state and national public safety and/or communications committees, task forces, and working groups.

County Commission meeting date: March 9, 2026

dg\MyFiles\misc\NomineeForm

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment): Highway Commission, SE District

Name of nominee: David L. Coleman

Address: 2695 Clayton Arnold Road, Thompson's Station, TN 37179

Phone Number: 615-390-2986

Email: davidlcoleman615@gmail.com

Voting district in which the nominee resides: 2nd

Term of position: 2 years, expiring March 2028

Salary (if applicable): $250.00 per meeting

Name(s) of person, organization or informal group recommending the nominee:
Highway Commission recommended

Brief biographical information:
Commissioner Coleman served as Budget Director of Williamson County for 17 years and has served on the Highway Commission for 8 years.

County Commission meeting date: March 9, 2026

Nominee Information For Elections & Appointments

Title of position for election (or appointment): Highway Commission, SW District

Name of nominee: Wayne Davis

Address: 3761 Robinson Road Thompsons Station, TN 37179

Phone #: 615-982-4759

E-mail address: sivad212@aol.com

Voting district in which the nominee resides: 1^{st} District

Term of position & Expiration Date: 2 years, expiring March 2028

Salary (if applicable): $ 250.00 per month

Name(s) of person, organization or informal group recommending the nominee:
-Highway Commission

Brief biographical information:
-Served on the Highway Commission for 12 years
-Lifelong County resident
-Vietnam Veteran
-38 years at MTEMC

County Commission meeting date: March 9, 2026

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment): Regional Planning Commission

Name of nominee: Robin Baldree

Address: 6300 Arno Road

Nominee's e-mail address robin@marcomrealty.com

Voting district in which the nominee resides: 5th

Term of position: Four (4) Years

Salary (if applicable): $75.00 monthly

Name(s) of person, organization or informal group recommending the nominee:

Rogers Anderson, County Mayor

Brief biographical information:

Robin Baldree is the Owner and Principal Broker of Marcoma Realty, a boutique real estate firm she founded in 2006. A longtime Williamson County resident, Robin has served on the County Planning Commission since November, 2008, bringing nearly two decades of experience and a thoughtful approach to responsible growth and community development.

She is deeply committed to serving her community and is an active member of the Franklin Noon Rotary Club, where she also plays a leadership role in the Franklin Rodeo, one of Middle Tennessee's longest-running nonprofit events. Passionate about service, faith, and family, Robin loves giving back, supporting local charities, and doing life alongside her husband Matt, their children, and grandchildren.

County Commission meeting date: March 9, 2026

dg\MyFiles\misc\NomineeForm

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment): Regional Planning Commission

Name of nominee: Sharon Hatcher

Address: 6561 Arno Road

Nominee's e-mail address: Ewetwo1958@gmail.com

Voting district in which the nominee resides: 2nd

Term of position: Four (4) Years

Salary (if applicable): $75.00 monthly

Name(s) of person, organization or informal group recommending the nominee:

Rogers Anderson, County Mayor

Brief biographical information:

A member of the 1976 first graduating class of Page High School. Married to Charlie Hatcher for 47 years with a son Charles and a daughter Jennifer and 4 Grandchildren residing in the Arno community. Currently owns Hatcher Family Dairy that was established in 1847 and continues to operate in dairy production and agritourism. The Hatcher Family also owns and operates Rock N Country Veterinary Services and Battle Mountain Farm where Sharon manages the day-to-day operations. Sharon enjoys attending her Grandchildren's sports and 4-H activities and spending time together on the family farm. Sharon has served on the Planning Commission since November, 2016.

County Commission meeting date: March 9, 2026

NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS

Title of position for election (or appointment): Board of Zoning Appeals

Name of nominee: Karen Emerson-McPeak

Address 8227 Haley Road, College Grove, TN 37046

Phone: Home (615) 395-7486 Cell (615) 972-6142

Email Address: kem2limbo@gmail.com

Voting district in which the nominee resides: 5th

Term of position: Five (5) years

Salary (if applicable): $75.00 per meeting attended

Name(s) of person, organization or informal group recommending the nominee:

Rogers C. Anderson, County Mayor

Brief biographical information:

Current BZA member 2009 – present

Degrees in Advertising and Marketing from Commercial College (Shreveport, LA)

Work experience includes Dillards (Ad Department); Service Merchandise (Art Director); The Review Appeal Newspaper (Reporter); Cumberland Bank (Travel Director); Green Bank (Marketing)

Past Vice President, Keep Williamson Beautiful
Past Chairman of the Environmental Leader Class

Williamson County Master Gardeners

Triune Community Methodist Member, Trustee and Sunday School teacher

Community Commission Meeting Date: March 9, 2026

Rogers C. Anderson
Williamson County Mayor

WILLIAMSON COUNTY GOVERNMENT

PROCLAMATION
APRIL IS "DONATE LIFE" MONTH

WHEREAS, Tennessee Donor Services (TDS) is a Donate Life agency and nonprofit organization dedicated to saving and improving lives through organ, eye, and tissue donation throughout Tennessee, and is one of 56 Organ Procurement Organizations (OPOs) throughout the nation; and

WHEREAS, more than 100,000 Americans and 3,000 Tennesseans are waiting for life-saving organ transplants;

WHEREAS, each HERO organ donor can give the gift of life to eight people and each tissue donor can improve another 75 lives; and

WHEREAS, the most effective way to address this health crisis is to educate and to encourage Tennesseans to commit to the following actions: register your decision to be an organ, eye, and tissue donor in the Donate Life Tennessee Registry, DonateLifeTN.org, or at your local Driver Services Center, and learn more about living donation at DonateLife.net;

WHEREAS, as the Mayor of Williamson County, I am honored to support saving lives through organ, eye, and tissue donation and find the cause of such immediate and worthwhile importance;

NOW, THEREFORE BE IT RESOLVED, that I, Rogers C. Anderson, as Mayor of Williamson County, do hereby proclaim April as

"DONATE LIFE" MONTH

in Williamson County and encourage all residents to register their decision to be an organ, eye, and tissue donor in the Donate Life Tennessee Registry at DonateLifeTN.org or your local Driver Services Center.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the County of Williamson to be affixed at Franklin, this the 9th day of March, 2026.

Rogers C. Anderson, Mayor
Williamson County

Rogers C. Anderson
Williamson County Mayor

WILLIAMSON COUNTY

PROCLAMATION

WHEREAS, the Williamson County Family and Community Education Clubs (FCE)is a volunteer organization composed of members with shared interest in building stronger individuals, families and communities; and,

WHEREAS, the Williamson County Family and Community Education Clubs are partners with Tennessee Land Grant Universities Extension Programs, created in 1914 by the Smith-Lever Act. University of Tennessee and Tennessee State University Extension Programs have helped FCE members serve to strengthen individuals, families and communities for over 100 years. In the early days the group was identified as Home Demonstration Clubs 1914-1986, Extension Homemaker Clubs 1986-1991 and since 1992 as Family and Community Education Clubs; and,

WHEREAS, Hillsboro FCE Club was established 105 years ago, Friendly Neighbors FCE Club in Nolensville was established 100 years ago, Arno FCE Club was established 98 years ago, Fairview FCE Club was established 97 years ago, and Green Valley FCE Club was established 51 years ago: growing from small rural groups to more centralized groups; and,

WHEREAS, the Williamson County Family and Community Education Clubs encourage volunteerism in Williamson County providing time and resources to local organizations, FCE clubs strive for engagement to make their communities a better place for everyone; and,

WHEREAS, the Williamson County FCE clubs support marketable skills, creative writing, scholarships, reading programs and book clubs; and,

WHEREAS, Williamson County FCE Clubs partner with non-profits such as Grace Works, My Friends House, Williamson County Homeless Alliance, local community agencies, the Williamson County Public Library and Community Libraries; and,

WHEREAS, the Williamson County FCE Clubs utilize monthly educational material to elevate knowledge and skills, related to Family Generational Health, Nutrition and Community Health and Food Insecurity for improved communities, developing leadership skills that enable people to make a difference in the lives of individuals, families and communities; and,

WHEREAS, Williamson County FCE Clubs provide education and recognize volunteer involvement, health, safety, fitness, and self-care striving to make our communities a better place to live, work and enjoy leisure time;

NOW, THEREFORE BE IT RESOLVED, by the Williamson County Board of Commissioners, meeting in regular session this 8th day of March 2026, do hereby proclaim, March, 2026 as

WILLIAMSON COUNTY FAMILY AND COMMUNITY EDUCATION MONTH
in Williamson County

IN WITNESS WHEREOF, we have hereunto set our hand and caused the Great Seal of the County of Williamson to be affixed at Franklin, this the 9th day of March 2026.

Rogers C. Anderson – Williamson County Mayor

1st District Commissioner Ricky Jones

1st District Commissioner Lisa Hayes

2nd District Commissioner Betsy Hester

2nd District Commissioner Judy Herbert

5th District Commissioner Mary Smith

5th District Commissioner Greg Sanford

CONSENT AGENDA
Williamson County Board of Commissioners
March 9, 2026

NOTARIES

SECOND READINGS:

FUNDS IN-LIEU-OF AND ESCROW:

ACCEPTING ROADS:

OTHER:

NOTARIES

(MARCH, 2026)

NEW
BATTE, MICHELLE H.
BETTERTON, JOHN BROCK
BURNS, JESSICA DANIELLE
CROSIER, CHRISTOPHER BROOKS
CUMMINGS, JENNY
DAUGHERTY, JAMES ELI
DAVIS, PAIGE S.
ELKIND, TRACY A
FLOYD, CHEYENNE NICHOLE
FRANCESE, KEVIN F.
GARLINGTON, LESLIANNA NELSON
GARRETT, JOE DON
GOAVEC, DESTINY JEAN
HAIRFIELD, ALLYSSA MICHELE
HAMBRIGHT, VINCENT SCOTT
HARMON, JUSTIN WAYNE
HIGGINS, ROSEANNA MARIE
HOTZ, MICHAEL PAUL
KESTLER, MATTHEW ROCCO
KLINT, ANDREA JOCELYN
KOCHER, MACKENZIE RAE
MCKOIN, MATTHEW HUNTER
MENDOZA, CARLOS ANTHONY
MEYER, KRISTEN PAIGE
NELSON, PAUL KEVIN
NICHOLS, JENA M.
RAY, KAYLYN
REED, HAYLEY
ROBINSON, HARRISON JAMES
SAYLOR, MICHAEL STUART
SORRELL, EMMA KALEIGH
STAHURA, EMILY
STANLEY, WILLIAM LEONARD
STARKS, KENNESHA
STRACHAN-TERRELL, TERRY
STREET, LESLIE ALIA
TINNON, JOEL GARRETT
VELASQUEZ, GABRIELA ALEJANDRA
VEST, TYLER HARRISON
WADE, VIKI LYNN

RENEWALS
ADAIR, D. SHAYNE
ADAMS, AMY
ALDAG, CAY M.
ALJANABI, SARA
ALLEN, REBECCA D.
ANDERSON, ELIZABETH A.
APPEL, JOYCE
BALL, ELIZABETH W.
BATEMAN, GARRETT
BAXTER, LAURA BARFIELD
BEARD, GREG
BENEFIELD, TAMMY K.
BERGEN, RICHARD
BILLINGSLEY, SHAUNA R.
BOSWELL, JONATHAN
BRADLEY, AMANDA L.
BRAKE, BRENDA
BROWN JR., CHARLES S.
BROWN, CHERYL D.
BROWN, RIQUIA
BURKS, KATHERYNE Y.
BUSSCHE JR, CARL F VON DEM
BUTLER, PATRICIA
BUTLER, SUSAN H.
CAMARGO, KATHERINE
CAMBRON, DIANE
CAMPBELL, KAITLIN
CAPALDI, ALEA A.
CARMICHAEL, LESLEIGH F.
CARROLL, STEPHEN B.
CATALANO, JAMES P.
CHATMAN, JOI S.
CHISUM, MELISSA
CLAMP, STUART
CLARK, KAREN
CLARKIN, DONALD
CLEMONS, ADALIS
COLEMAN, HEATHER

RENEWALS
COLLIER, JENNIFER M.
COOK, EMELYN
CRANE, THOMAS M.
CROSIER, C. DIANE
CUEVA, VILMA V.
CUNNINGHAM, ILANA
DAILEY, CHARLA
DAVIS, GEORGE T.
DAVIS, MICHAEL L.
DAWSON, ROBBIE B.
DECUIR, BRYAN C.
DECUIR, JENNIFER
DEGATANO, STEPHEN
DENTON, AARON
DESHAZO, JESSE
DIXON, TERRI L.
DODSON, J. MEGAN
DOOLEY, MATTHEW R.
DOSKY, NIZHYAR
DOUTRICH, MICAH
ELMLINGER, THOMAS J.
ENTWISTLE, B. WALKER
FENTON, DENNIS L.
FERRISS, KATRINA
FISHER, KRISTOPHER MARK
FLEET, DAVID R.
FLETCHER, TARA L.
FLOWERS, MARIA D.
FORTNER, W. AARON
FOSTER, JEANEAN S.
FOX, BROOKE C.
FOX, WANDA F.
FRESE, SARAH
GILMER, BRANTLEY
GREENING, DAVID J.
GREER, DARLENE
GREER, MEGAN R.
GRONBERG, MARCIE E.
GROVE, ROGER D.
HAAS, KELLI
HALL, TINA CLIBURN
HARPER, SANDRA
HARRIS, ANTWAN
HART, ELIZABETH
HARVILLE, SUSAN
HASTINGS, KRISTINA
HENRY, KYLE
HERMSDORFER, JUSTIN
HOLLADAY, REBECCA
HOLLIE, C. BRYAN
HOMAN, KAREN
HOMOLYA, JESSICA
HOOD, ANGELA
HUNDLEY, JEREMY
INGRAM, JESSICA
JOHNSON, JULIE
KANG, HYUNG SEOK
KASERMAN, DOROTHY J.
KEARNS, T.A.
KELLY, TAMMY
KING, LEE A.
KING, PEGGY D.
KNELL, SAMUEL R.
KOELSCH, CRYSTAL B.
KOHL, JEFFREY R.
KRECH, KELLY
KURE, JENEL MARIE
LATHAM, ANDREA
LEACH, ANDREA M.
LEVIN, ERIK
LIEDER, SARAH
LINEBAUGH, LESLIE
LITTLE, DANIEL
LOPES, ANDRE
LORENZ, LESLIE
LUCAS, BRENDA
MACY, HEIDI L.
MANGON, RACHEL
MARSHALL, SUSAN B.
MAY, JEAN E.

RENEWALS
MAYNARD, MICHAEL
MCCARTHY, MICHAEL G.
MCCARTHY, SARAH J.
MCCOWN, JOSHUA
MCDADE, PATRICIA L.
MCGAHEY, WILLIAM
MCLEOD, LYNN
MCMASTER, DAWN
MCPHERSON, LORI
MERCADO, MAYRA
MILLER, TONYA D.
MITCHELL-FOSTYLE, SHERRY
MORTON, DEBRA F.
MOSS, LAUREN W.
MULLEN, ANGIE
MUNDY, CHELSEE
MURPHY, SEAN
NARCISO, JENNIFER
NAVANCICH, ASHLEY
NIETO, CHRISTY
NOAH-WILSON, ERIC PATRICK
NOWAK JR, PAUL T.
PALK, KARA
PANOMITROS, RUTA S.
PETERSEN, JAMES D.
PETTERSON, KIRSTEN
PHELPS, SUSAN L.
PITTS, PATRICK A.
POFF, AMY
POWERS, RACHELE D.
PROCTOR, DEBBIE
RAINEY- BLANTON, BRANDY B.
RAMOS, ABIGAIL JADE
RAY, DEE
REEVES, AMBER
REID, JAMES
RILEY, KATIE N.
ROME, APRIL M.
ROSALEN, LINDA M.
RYAN, MAGNOLIA
SCANNAPIECO, JOHN M.
SCOTT, ERIC J.
SHEATS, CHRISTIE
SHEFFIELD, ANTHONY W.
SHEPNER, VICTORIA
SHORT, JIM
SLISH, CECILLE
SMITH, JENNIFER L.
SMITH, MICHAEL K.
SMITH, TONIA
SMITHSON, PAMELA JO
SPARKS, KENYA
SPERLICH, HUDSON BRENT
SPIELMAN, AVI R.
STEVENS, PAMELA B.
STUDE, NANCY
TEAGUE, JENNIFER B.
THOMAS, KRISTIE M.
THORP, MEGAN K.
THURMAN, KRISTIN
TOMLINSON, JODI A.
TREMBLAY, PATTI R.
TROUSSAS, ANNA K.
UTLEY, ASHLEY L.
UTZ, KIMBERLY
VANDIVER, AMBRIELE L.
WALLER, ANGELA C.
WAMSLEY, ANGELA M.
WARD, TERRI
WARREN, LORI C.
WHITE, JORDAN
WHITE, ROBIN BICKET
WILLIAMS, CHARITY
WILLIAMS, DANIELLE
WILSON, CHRISTINE
WISE, MELANIE
WOODS, THOMAS A.
WRIGHT, BRITTANY KELLEY
YONTZ, CAITLYN
ZEIDMAN, BEN
ZIPSIE, BARBARA A.
ZUCK, TAYLOR R.

Resolution No. 3-26-1

FORMERLY
RESOLUTION NO. 2-26-8
Requested by: Budget Director

FILED 2/10/26
ENTERED 8:00 a.m.
JEFF WHIDBY, COUNTY CLERK JW

FILED 1/23/26
ENTERED 4:15 p.m.
JEFF WHIDBY, COUNTY CLERK JW

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

WHEREAS, pursuant to Section 9-21-101, et seq., Tennessee Code Annotated (the "Acts"), counties in Tennessee are authorized through their respective governing bodies to issue and sell their bonds to finance public works projects.

WHEREAS, the Board of County Commissioners (the "Governing Body") of Williamson County, Tennessee (the "County") hereby determines that it is necessary and desirable to issue general obligation bonds of the County to provide funds for the (1) purchase, preparation and development of land for County courthouse facilities; (2) payment of design, engineering, legal, fiscal and administrative costs incident to the foregoing (collectively, the "Projects"); and (3) payment of costs incident to the issuance and sale of the bonds authorized herein; and

WHEREAS, the issuance of general obligation bonds to finance public works projects must be preceded by the adoption and publication of an initial resolution and the statutory notice required by Section 9-21-206, Tennessee Code Annotated; and

WHEREAS, the Governing Body did on February 9, 2026 adopt an initial resolution proposing the issuance of general obligation bonds to finance the Projects, which initial resolution will be published as required by law, together with the statutory notice required by Section 9-21-206, Tennessee Code Annotated; and

WHEREAS, it is the intention of the Governing Body to adopt this Resolution for the purpose of authorizing the issuance, sale and payment of not to exceed $17,850,000 in aggregate principal amount of its general obligation bonds; and providing for the levy of a tax for the payment of debt service on such bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Williamson County, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to the Acts and other applicable provisions of law.

Section 2. Definitions. The following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means not to exceed $17,850,000 in aggregate principal amount of General Obligation Bonds, authorized herein;

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the County or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds;

(c) "Code" shall mean the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder;

(d) “County” shall mean Williamson County, Tennessee;

(e) “Debt Management Policy” means the Debt Management Policy adopted by the Governing Body as required by the State Funding Board of the State of Tennessee;

(f) “Depository” means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC;

(g) “DTC” means the Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns;

(h) “DTC Participant(s)” means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System;

(i) “Federal Tax Certificate and Agreement” shall have the meaning ascribed in Section 11 hereof;

(j) “Governing Body” means the Board of County Commissioners of the County;

(k) “Municipal Advisor” means Stephens Inc., Nashville, Tennessee;

(l) “Projects” shall have the meaning ascribed to it in the preamble hereto; and

(m) “Registration Agent” means the registration and paying agent for the Bonds appointed by the County Mayor pursuant to Section 4 hereof.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the County's Debt Management Policy. The estimated debt service costs of the Bonds are set forth in Section 4 below. The proposed par amount of the Bonds includes an allowance for underwriting fees and other costs of issuance. The amount of underwriting fees and other costs of issuance will depend on the timing, amount and number of individual issuances. As required by the Debt Management Policy, the weighted average maturity of the Bonds will be shorter than the weighted average useful life of the Projects.

Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds to (i) finance the costs of the Projects, (ii) reimburse the County for funds previously expended for such costs (if applicable); and (iii) pay the costs incident to the issuance and sale of the Bonds, as more fully set forth in Section 9 hereof, there are hereby authorized to be issued bonds of the County in an aggregate principal amount not to exceed $17,850,000. The Bonds shall be issued in fully registered, book-entry only form, without coupons, shall be issued in one or more series, shall be known as “General Obligation Bonds” and shall have such series designation and dated date as shall be determined by the County Mayor pursuant to Section 8 hereof. The aggregate true interest rate on the Bonds shall not exceed the maximum interest rate permitted by applicable law at the time of the sale of the Bonds, or any series thereof. Interest on the Bonds shall be payable semi-annually on April 1 and October 1 in each year, commencing October 1, 2026. The Bonds shall be issued initially in $5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser.

(b) Subject to modifications permitted in Section 8 hereof, the Bonds shall mature on April 1 of each year, subject to prior optional redemption as hereinafter provided, either serially or through mandatory redemption, in the years and amounts provided in the table below. The interest amounts set forth below are estimates and are included herein solely for purpose of presenting estimated debt service costs as contemplated by the County's debt management policies. Actual principal and interest payments will depend upon market conditions on the date on which the Bonds are competitively bid and the structure of the winning bid, as described in Section 8.

Date	Principal	Interest	Total P+I
04/01/2026	-	-	-
04/01/2027	-	660,879.38	660,879.38
04/01/2028	725,000.00	610,042.50	1,335,042.50
04/01/2029	740,000.00	593,367.50	1,333,367.50
04/01/2030	760,000.00	576,347.50	1,336,347.50
04/01/2031	775,000.00	558,867.50	1,333,867.50
04/01/2032	795,000.00	540,655.00	1,335,655.00
04/01/2033	815,000.00	521,575.00	1,336,575.00
04/01/2034	835,000.00	501,200.00	1,336,200.00
04/01/2035	855,000.00	479,907.50	1,334,907.50
04/01/2036	880,000.00	457,677.50	1,337,677.50
04/01/2037	900,000.00	434,357.50	1,334,357.50
04/01/2038	930,000.00	404,657.50	1,334,657.50
04/01/2039	965,000.00	373,037.50	1,338,037.50
04/01/2040	995,000.00	339,262.50	1,334,262.50
04/01/2041	1,035,000.00	302,945.00	1,337,945.00
04/01/2042	1,070,000.00	263,615.00	1,333,615.00
04/01/2043	1,115,000.00	218,140.00	1,333,140.00
04/01/2044	1,165,000.00	169,080.00	1,334,080.00
04/01/2045	1,220,000.00	116,655.00	1,336,655.00
04/01/2046	1,275,000.00	59,925.00	1,334,925.00
Total	$17,850,000.00	$8,182,194.38	$26,032,194.38

Assumed TIC = 3.85%

(c) Subject to the adjustments permitted pursuant to Section 8 hereof, Bonds maturing on or before April 1, 2036 shall mature without option of prior redemption and Bonds maturing April 1, 2037 and thereafter, shall be subject to redemption prior to maturity at the option of the County on April 1, 2036 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date. If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Governing Body, in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(d) Pursuant to Section 8 hereof, the County Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the County Mayor. In the event any or all the Bonds are sold as term bonds, the County shall redeem term bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to Section 8 hereof for each redemption date, as such maturity amounts may be adjusted pursuant to Section 8 hereof, at a price of par plus accrued interest thereon to the date of redemption. The term bonds to be redeemed within a single maturity shall be selected in the manner described in subsection (b) above.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and canceled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

(e) Notice of call for redemption, whether optional or mandatory, shall be given by the Registration Agent on behalf of the County not less than 20 nor more than 60 days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the County pursuant to written instructions from an authorized representative of the County (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(f) The County Mayor is hereby authorized and directed to appoint the Registration Agent for the Bonds and the Registration Agent so appointed is authorized and directed to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the County at least annually a certificate of destruction with respect to Bonds canceled and destroyed, and to furnish the County at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The County Mayor is hereby authorized to execute and the County Clerk is hereby authorized to attest such written agreement between the County and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(g) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the County in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least $1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(h) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the County to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the County shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the County shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which Date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered owners. The Registration Agent shall promptly notify the County of such Special Record Date and, in the name and at the expense of the County, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the County to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(i) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in $5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the County to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(j) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the County with the manual or facsimile signature of the County Mayor and with the official seal, or a facsimile thereof, of the County impressed or imprinted thereon and attested by the manual or facsimile signature of the County Clerk.

(k) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO., AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co. as provided in the Letter of Representation relating to the Bonds from the County and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The County and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, the County shall discontinue the Book-Entry System with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner. If the purchaser of the Bonds, or any series thereof, does not intend to reoffer the Bonds to the public, then the County Mayor and the purchaser may agree that the Bonds be issued in the form of fully-registered certificated Bonds and not utilize the Book-Entry System.

THE COUNTY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY DTC PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS, (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC, OR ITS NOMINEE, CEDE & CO., AS OWNER.

(l) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds, provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this section.

(m) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the County of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(n) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the County, in its discretion, shall issue, and the Registration Agent, upon written direction from the County, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be about to mature, instead of issuing a substituted Bond the County may pay or authorize payment of such Bond without surrender thereof. In every case the applicant shall furnish evidence satisfactory to the County and the Registration Agent of the destruction, theft or loss of such Bond, and indemnity satisfactory to the County and the Registration Agent; and the County may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the County for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the debt service on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriately completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED
Number ______

REGISTERED
$___________

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
GENERAL OBLIGATION BOND, SERIES 2026

Interest Rate:	Maturity Date:	Date of Bond: __________, 2026	CUSIP No.:

Registered Owner: CEDE & CO.

Principal Amount:

FOR VALUE RECEIVED, Williamson County, Tennessee (the "County") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate of interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on October 1, 2026, and semi-annually thereafter on the first day of April and October in each year until this Bond matures or is redeemed. Both principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the principal corporate trust office of ___________________________ ___________________________, as registration agent and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the County to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in $5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the County and the Registration Agent shall treat Cede & Co., as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal of and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal and interest with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the County nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the County may discontinue the book-entry system with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner. Neither the County nor the Registration Agent shall have any responsibility or obligations to any DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy of any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners, (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

Bonds of the issue of which this Bond is one maturing on or before April 1, 2036 shall mature without option of prior redemption and Bonds maturing April 1, 2037 and thereafter, shall be subject to redemption prior to maturity at the option of the County on April 1, 2036 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Board of County Commissioners of the County, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

[Subject to the credit hereinafter provided, the County shall redeem Bonds maturing ____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC, or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

Final Maturity	Redemption Date	Principal Amount of Bonds Redeemed

*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and canceled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

Notice of call for redemption[, whether optional or mandatory,] shall be given by the Registration Agent not less than 20 nor more than 60 days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth in the Resolution, as hereafter defined.]

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond[, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the County to call such Bond for redemption].

This Bond is one of a total authorized issue aggregating $17,850,000 and issued by the County for the purpose of providing funds to purchase, prepare and develop land for County courthouse facilities and pay costs of issuing the Bonds, under and in full compliance with the constitution and statutes of the State of Tennessee, including Sections 9-21-101 et seq., Tennessee Code Annotated and pursuant to a resolution duly adopted by the Board of County Commissioners of the County on February 9, 2026 (the "Resolution").

This Bond is payable from unlimited ad valorem taxes to be levied on all taxable properly located within the County. For the prompt payment of principal of and interest on this Bond, the full faith and credit of the County are irrevocably pledged. For a more complete statement of the general covenants and provisions pursuant to which this Bond is issued, reference is hereby made to the Resolution.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee, and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in the Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the County, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the County has caused this Bond to be signed by its County Mayor and attested by its County Clerk under the corporate seal of the County, all as of the date hereinabove set forth.

WILLIAMSON COUNTY

BY: *[Form of Bond – Do Not Sign]*
County Mayor

(SEAL)

ATTESTED:

[Form of Bond – Do Not Sign]
County Clerk

Transferable and payable at the
principal corporate trust office of: ____________________

____

Date of Registration: ______________

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

____

Registration Agent

By:______________________

Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns, and transfers unto ______________________, whose address is ______________________ (Please insert Federal Identification or Social Security Number of Assignee ______________), the within Bond of Williamson County, Tennessee, and does hereby irrevocably constitute and appoint ______________, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated: __________

____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

____

NOTICE: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Registration Agent.

[End of Bond Form]

Section 7. Levy of Tax. The County, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the County, in addition to all other taxes authorized by law, sufficient to pay principal of and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the County and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any appropriations from other funds, taxes and revenues of the County to the payment of debt service on the Bonds.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered by competitive sale, in one or more series, as required by law at a price of not less than ninety-nine percent (99%) of par exclusive of original issue discount, as a whole or in part, from time to time, as shall be determined by the County Mayor in consultation with the Municipal Advisor. The County Mayor is authorized to award the Bonds to the bidder whose bid results in the lowest true interest cost to the County, provided the rate or rates on none of the Bonds exceeds the maximum interest rate permitted by applicable law at the time of the sale of the Bonds or any series thereof. The award of the Bonds by the County Mayor to the lowest bidder shall be binding on the County, and no further action of the Governing Body with respect thereto shall be required.

(b) The County Mayor is further authorized with respect to Bonds, or any series thereof:

(1) change the dated date of the Bonds, to a date other than the date of issuance of the Bonds;

(2) to designate the Bonds, or any series thereof, to a designation other than "General Obligation Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds or any series thereof to a date other than October 1, 2026, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; (B) the final maturity date of each series shall not exceed the 21st fiscal year following the fiscal year of such series; (C) the principal payment dates and amounts of any series of Bonds shall be structured so that the resulting debt service on such series of Bonds is substantially level beginning no later than the third fiscal year following the issue date of such series of Bonds;

(5) change the terms upon which the Bonds will be subject to redemption at the option of the County; and

(6) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the County Mayor, as he shall deem most advantageous to the County; and

(c) The County Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The County Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as he shall deem to be advantageous to the County and in doing so, the County Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(d) The form of the Bond set forth in Section 6 hereof, shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(e) The County Mayor and County Clerk are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder and to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds. The County Mayor is hereby authorized to enter into a contract with the Municipal Advisor, for Municipal Advisory services in connection with the sale of the Bonds and to enter into a contract with Bass, Berry & Sims PLC to serve as bond counsel in connection with the Bonds, in forms approved by the County Mayor as evidenced by his execution thereof.

Section 9. Disposition of Bond Proceeds.

(a) The proceeds of the sale of each series of the Bonds shall be paid to the County Trustee to be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar or successor federal agency in one or more special funds, each known as (the "Construction Fund"), or such other designation as shall be determined by the County Mayor to be kept separate and apart from all other funds of the County. The funds in the Construction Fund shall be disbursed solely to (i) pay costs of the Projects or reimburse the County for the prior payment thereof and (ii) pay costs of issuance of the Bonds. Moneys in the Construction Fund shall be invested as directed by the County Trustee in such investments as shall be permitted by applicable law and the earnings thereon shall either (i) be retained in the Construction Fund and applied to the purposes described above, or (ii) transferred to the County's debt service fund and applied to payment of interest on the Bonds, as directed by the County Mayor and in either case in a manner consistent the terms of the Federal Tax Certificate and Agreement. Any funds remaining in the Construction Fund following completion of the Projects shall be deposited to the applicable County Debt Service Fund to be used to pay debt service on the Bonds, subject to any modifications by the Governing Body.

(b) In accordance with state law, the various department heads responsible for the fund or funds receiving and disbursing funds are hereby authorized to amend the budget of the proper fund or funds for the receipt of proceeds from the issuance of the Bonds, including bond proceeds, accrued interest, reoffering premium, and other receipts from this transaction. The department heads responsible for the fund or funds are further authorized to amend the proper budgets to reflect the appropriations and expenditures of the receipts authorized by this resolution.

Section 10. Official Statement; Continuing Disclosure Agreement.

(a) The officers of the County are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement and Official Statement describing the Bonds in accordance with the requirements of Rule 15c2-12(e)(3) of the Securities and Exchange Commission (the "Rule"). The officers of the County are authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of the Rule. Notwithstanding the foregoing, no Official Statement is required to be prepared if the Rule does not require it.

(b) The County hereby covenants and agrees that it will provide annual financial information and material event notices if and as required by the Rule. The County Mayor is authorized to execute at the Closing of the sale of the Bonds a continuing disclosure agreement satisfying the requirements of the Rule. Failure of the County to comply with the continuing disclosure agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the County to comply with the agreement, including the remedies of mandamus and specific performance.

Section 11. Federal Tax Matters.

(a) The Bonds will be issued as federally tax-exempt obligations. The County hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an "arbitrage bond". To that end, the County shall comply with applicable regulations adopted under said Section 148. The County further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) The appropriate officers of the County are authorized and directed, on behalf of the County, to execute and deliver all such certificates and documents that may be required of the County in order to comply with the provisions of this Section related to the issuance of the Bonds, including a federal tax certificate and agreement governing (among other things) the application of the sale proceeds of the Bonds and the investment earnings thereon (the "Federal Tax Certificate and Agreement").

(c) It is reasonably expected that the County will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Section 12. Discharge and Satisfaction of Bonds. If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers ("an Agent"; which Agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Federal Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent, for cancellation by it;

and if the County shall also pay or cause to be paid all other sums payable hereunder by the County with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the County to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Federal Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Federal Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Federal Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Federal Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the County as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Federal Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the County, as received by the Registration Agent. For the purposes of this Section, Federal Obligations shall mean direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 13. Resolution a Contract. The provisions of this resolution shall constitute a contract between the County and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution that would adversely affect the security of the Bonds or the rights of the Bondholders shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

Section 14. Authorization of Additional Actions. The officers of the County are hereby authorized and directed to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the issuance, sale and delivery of the Bonds and otherwise to effectuate the purposes of and intent of this Resolution.

Section 15. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 16. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Adopted and approved this __ day of ________, 2026.

____
Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Law Enforcement Committee For _0_ Against _4_
Budget Committee For _5_ Against _0_

COMMISSION ACTION TAKEN: For 21* Against _2_ Pass ____ Out ____ *Defer to March meeting

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson,
County Mayor

Date

COMMITTEE ACTION TAKEN ON 3/2/26
Budget Committee For: _5*_ Against: _0_ *Defer until June 8, 2026 Commission meeting

(GOBond Hill Property Purchase)

Resolution No. 3-26-5
Requested by: Library ~~Director~~

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION APPROPRIATING AND AMENDING THE 2025-2026 LIBRARY BUDGET BY $7,090.00 - REVENUES TO COME FROM DONATIONS AND MEMORIALS

WHEREAS, *Tennessee Code Annotated, Section 5-8-101,* provides that a county government may accept donations of money, intangible personal property, tangible personal property and real property that are subject to conditional or restrictive terms if the county legislative body accepts them by majority vote; and

WHEREAS, the Williamson County Public Library has received donations from various community groups and library patrons which are now available to appropriate in the 2025-2026 budget.

NOW, THEREFORE, BE IT RESOLVED, that the 2025 - 2026 Library Budget be amended as follows:

REVENUES		
Donations/Friends	101-00000-486103-00000-00-00-00	$ 300.00
Donations/Memorials	101-00000-4861 01-00000-00-00-00	$ 6,790.00
		$ 7,090.00
EXPENDITURES:		
Library Books/Donations	101-56500-543201-00000-00-00-00	$ 715.00
Other Charges	101-56500-559901-00000-00-00-00	$ 2,500.00
Data Processing	101-56500-541101-00000-00-00-00	$ 3,875.00
		$ 7,090.00

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:
Library Board: For ____ Against: ____
Budget Committee: For 5 Against 0

Commission Action Taken: For ___ Against ___ Pass ___ Out ____

Jeff Whidby, County Clerk

Brian Beathard - Commission Chairman

Rogers C. Anderson - County Mayor

Date

RESOLUTION NO. 3-26-6
Requested by: County Archivist

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 ARCHIVES BUDGET BY $48,000 – REVENUES TO COME FROM ARCHIVES AND RECORDS MANAGEMENT FEE RESERVE ACCOUNT

WHEREAS, the Records Storage division of the Williamson County Archives is the repository for inactive permanent records of the county that are no longer required by county offices for current operations; and,

WHEREAS, these records are held in trust for the citizens of Williamson County and are made available for public inspection; and,

WHEREAS, in order to facilitate the digitization and duplication of bound permanent record books currently housed at the County Archives, there exists a need to purchase a Bookeye 5 V1A model overhead scanner, specifically designed for safely scanning bound archival materials; and,

WHEREAS, there are reserve funds available designated exclusively for duplicating, storing and maintaining any records required by law to be permanently kept, T.C.A 6-54-136 which are derived from filing fees and can be utilized for costs associated with this purchase

NOW, THEREFORE, BE IT RESOLVED, that the 2025-26 Archives Office budget be amended, as follows:

REVENUES:
Archives Records Fee Reserve
101.00000.351901.00000.00.00.00 $48,000

EXPENDITURES:
Office Equipment
101.51910.571900.00000.00.00.00 $48,000

CH

County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:
Budget Committee For 5 Against 0

COMMISSION ACTION TAKEN: For ___ Against ____ Pass ____ Out ____ Abstain _____ Absent ____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, County Mayor

Date

(Amend Archives – Equipment Purchase)

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK SW

Resolution No. 3-26-7
Requested by: Highway Superintendent

RESOLUTION AMENDING THE 2025-26 HIGHWAY DEPARTMENT BUDGET AND APPROPRIATING UP TO $810,000.00 FOR PERSONNEL AND EQUIPMENT MAINTENANCE NEEDS DURING SEVERE INCLEMENT WEATHER EVENTS - REVENUES TO COME FROM UNAPPROPRIATED HIGHWAY FUND BALANCE

WHEREAS, the W. C. Highway Department maintains county roads during inclement weather conditions,

WHEREAS, the Highway Department commences twenty-four-hour operations during ice and snow events,

WHEREAS, overtime and equipment maintenance needs were more than anticipated;

NOW, THEREFORE, BE IT RESOLVED, that the 2025-26 Highway budget be amended, as follows:

REVENUES:	
Highway Fund Balance (131.00000.390000.00000.00.00.00)	**$810,000.00**
EXPENDITURES:	
Overtime Pay (131.62000.518700.00000.00.00.00)	$125,000.00
Overtime Pay (131.63400.518700.00000.00.00.00)	10.000.00
Equipment Parts (131.63100.541600.00000.00.00.00)	75,000.00
Other Contracted Services (131.62000.539900.00000.00.00.00)	600,000.00
	$810,000.00

Judy Herbert
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:
Highway Commission For ______ Against
Budget Committee For 5* Against 0 *As amended
Commission Action Taken: For ______ Against ______

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

*As amended - increase Other Contracted Services (131.62000.539900.00000.00.00.00) to $800,000 and the total amount of the Resolution to $1,010,000

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-8
Requested by: Williamson County Sheriff's Office

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 SHERIFF'S OFFICE BUDGET BY $56,000.00 – REVENUES TO COME FROM LAW ENFORCEMENT TRAINING PROGRAM

WHEREAS, the Tennessee Peace Officer Standards and Training Commission has awarded the Williamson County Sheriff's Office $56,000 for additional salary supplements for qualifying School Resource Officers (SRO); and

WHEREAS, this award will provide each qualifying Sheriff's SROs an additional $800 retention bonus; and

WHEREAS, the Williamson County Board of Commissioners finds it in the interest of its citizens to accept the funds on behalf of the Williamson County Sheriff's Office for the provision of funding for retention bonuses:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session, this the 9th day of March, 2026, amends the 2025-26 Williamson County Sheriff's Office budget as follows:

REVENUES:
Law Enforcement Training Program
101.00000.462100.00000.00.00.00 **$56,000.00**

EXPENDITURES:
Salary Supplements
101.54110.514000.00000.00.00.00 **$56,000.00**

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Law Enforcement/Public Safety Committee	For 3	Against 0		
Budget Committee	For 5	Against 0		
Commission Action Taken:	For ____	Against ____	Pass ____	Out ____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

Resolution No. 3-26-9
Requested by: Sheriff's Office

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION ACCEPTING A DONATION OF $4,000.00 FOR THE PURCHASE OF EQUIPMENT AND SUPPLIES FOR THE WILLIAMSON COUNTY SHERIFF'S OFFICE AND APPROPRIATING AND AMENDING THE 2025-2026 WILLIAMSON COUNTY SHERIFF'S OFFICE BUDGET BY $4,000.00 – REVENUES TO COME FROM DONATIONS

WHEREAS, *Tennessee Code Annotated, Section 5-8-101, et. seq.* provides that a county government may accept donations of money, intangible personal property, tangible personal property and real property that are subject to conditional or restrictive terms if the county legislative body takes action to accept the conditional donation; and

WHEREAS, Mr. Glenn Rikard, a resident of Williamson County, has made a generous donation of $4,000.00 to the Williamson County Sheriff's Office to be used for the purchase of computer equipment and supplies; and

WHEREAS, the Williamson County Sheriff's Office desires Williamson County to accept the donation on its behalf; and

WHEREAS, the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County to accept the generous donation of $4,000.00 from Mr. Glenn Rikard on behalf of the Williamson County Sheriff's Office:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March 2026, on behalf of the Williamson County Sheriff's Office, accepts the generous donation of $4,000.00 from Mr. Glenn Rikard to be used by the Williamson County Sheriff's Office for the purchase of computer equipment and supplies.

AND BE IT FURTHER RESOLVED that the Williamson County Sheriff's Office budget be amended, and the funds be appropriated as follows:

REVENUE:	
Donations	**$4,000.00**
(101.00000.486100.00000.00.00.00)	
EXPENDITURE:	
Other Charges	
(101.54110.570900.00000.00.00.00)	**$4,000.00**

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Law Enforcement/Public Safety Board	For 3	Against 0	Pass ____	Out ____
Budget Committee	For 5	Against 0	Pass ____	Out ____
Commission Action Taken:	For ____	Against ____	Pass ____	Out ____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, County Mayor

Date

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-10
Requested by: Animal Center Director

RESOLUTION ACCEPTING A DONATION FROM FRIENDS OF WILLIAMSON COUNTY ANIMAL CENTER AND APPROPRIATING AND AMENDING THE 2025-2026 ANIMAL CENTER BUDGET BY $8,000 – REVENUES TO COME FROM DONATIONS

WHEREAS, Tennessee Code Annotated, Section 5-8-101, provides that a county government may accept donations of money, intangible personal property, tangible personal property, and real property that are subject to conditional or restrictive terms if the county legislative body takes action to accept the conditional donation; and

WHEREAS, Friends of Williamson County Animal Center has donated $8,000 to be used for the purchase of kitten and puppy food for nursing moms and weaning litters;

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March 2026, on behalf of Williamson County Animal Center, accepts the generous donation;

AND BE IT FURTHER RESOLVED that the 2025-26 Williamson County Animal Center budget be amended, and the funds be appropriated as follows:

REVENUE:
Donations
101.0000.486109.00000.00.00.00 $8,000

EXPENDITURE:
Animal Food and Supplies
101.55120.540100.00000.00.00.00 **$8,000**

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Public Health Committee	For ___	Against ___	Pass ___	Out ___
Budget Committee	For 5	Against 0	Pass ___	Out ___
Commission Action Taken:	For ___	Against ___	Pass ___	Out ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Animal Center-Donation-Friends-kitten/puppy food

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION NO. 3-26-11
Requested by: Emergency Management Director

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 WILLIAMSON COUNTY OFFICE OF PUBLIC SAFETY BUDGET BY $30,611.77 FOR OVERTIME, SUPPLIES, AND MAINTENANCE OF VEHICLES – REVENUES TO COME FROM THE TENNESSEE EMERGENCY MANAGEMENT AGENCY REIMBURSEMENTS FOR EMERGENCY MANAGEMENT ASSISTANCE TO TEXAS

WHEREAS, the Williamson County Office of Public Safety is responsible for ensuring a coordinated response to emergencies and disasters in conjunction with Emergency Management Assistance Compact (EMAC) agreements; and

WHEREAS, Texas was impacted by a devastating flood in May of 2024; and

WHEREAS, in conjunction with other emergency response departments and volunteer organizations, the Williamson County Office of Public Safety provided emergency services, assisted in the rescue of those stranded by the floods and provided relief services; and

WHEREAS, the Tennessee Emergency Management Agency, through the Emergency Management Assistance Compact (EMAC) agreement, has reimbursed the Williamson County Office of Public Safety $60,934.35 for its services in response to the flood, half of which has already been reimbursed to the County; and

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session, authorizes the amendment of the Williamson County Office of Public Safety FY 2025-26 operating budgets, for the reimbursement of overtime, supplies, and vehicle maintenance used in response to the Emergency Management Assistance Compact (EMAC) request during response to the hurricane;

AND, BE IT FURTHER RESOLVED that FY 2025-26 Budget be amended as follows:

REVENUE:

Other State Revenues:

101.00000.469900.00000.00.00.00 TEMA	$30,611.77

EXPENDITURES:

Office of Public Safety

101-54900-518700-00000-00-00-00	Overtime	$15,777.16
101-54900-549900-00000-00-00-00	Other Supplies	$ 203.05
101-54900-533800-00000-00-00-00	Maint. & Repair Srvcs.- Vehicles	$14,631.56
		$30,611.77

County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Law Enforcement and Public Safety Cmte: For 3 Against 0

Budget Committee: For _____ Against _____

COMMISSION ACTION TAKEN: For _____ Against _____ Pass _____ Out _____

Jeff Whidby, County Clerk

Commission Chairman

Rogers Anderson, County Mayor

Date

Resolution No. 3-26-12
Requested by: Parks and Recreation Department

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK W

RESOLUTION ACCEPTING A DONATION ON BEHALF OF THE PARKS AND RECREATION DEPARTMENT AND APPROPRIATING AND AMENDING THE 2025-26 WILLIAMSON COUNTY PARKS AND RECREATION BUDGET BY <u>$2,500.00 - REVENUES TO COME FROM DONATIONS</u>

WHEREAS, Tennessee Code Annotated, Section 5-8-101, provides that a county government may accept donations of money, intangible personal property, tangible personal property, and real property that are subject to conditional or restrictive terms if the county legislative body accepts them by majority vote; and

WHEREAS, the Williamson County Parks and Recreation Department has received a donation of $2,500 from Brentwood Rotary Club Charitable Foundation; and

WHEREAS, this donation will fund the purchase of all-terrain wheelchairs; and

WHEREAS, the Williamson County Board of Commissioners finds it in the best interest of the citizens of Williamson County to accept the donation on behalf of the Williamson County Parks and Recreation Department;

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this 9th day of March 2026, accepts the generous donation of $2,500.00 from the Brentwood Rotary Club Charitable Foundation on behalf of the Williamson County Parks and Recreation Department, to be used for the purchase of all terrain wheelchairs;

AND BE IT FURTHER RESOLVED, that the 2025-26 Parks and Recreation budget be amended, as follows:

<u>REVENUES</u>:
Donations
101.00000.486104.00000.00.00.00 **$2,500.00**

<u>EXPENDITURES</u>:
Other Equipment
101.56700.579000.00000.00.00.00 **$2,500.00**

____
County Commissioner

<u>COMMITTEES REFERRED TO & ACTION TAKEN</u>:

Parks and Recreation Committee	For ___	Against ___	Pass ___	Out ___
Budget Committee	For 5	Against 0	Pass ___	Out ___
Commission Action Taken:	For ___	Against ___	Pass ___	Out ___

____
Jeff Whidby, County Clerk

____
Brian Beathard, Commission Chairman

____
Rogers Anderson, Williamson County Mayor

____
Date

Resolution No. 3-26-13
Requested by: Parks & Recreation Director

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 PARKS AND RECREATION BUDGET BY $8,426.51- REVENUES TO COME FROM DONATIONS

WHEREAS, the parks and recreation department's Peacock Hill Nature Park offers a variety of walking trails; and,

WHEREAS, the department would like to make those park trails further accessible for individuals with disabilities; and,

WHEREAS, parks and recreation staff were inspired by the State of Tennessee ACCESS 2030 which seeks to make state parks more accessible to visitors with various disabilities; and,

WHEREAS, the TN State Accessibility Coordinators were gracious and brought All Terrain Wheelchairs (ATW) to Peacock Hill Nature Park for the parks and recreation staff to consider the different options; and,

WHEREAS, the best mobility equipment for the County has been selected and maintenance repairs are available locally; and,

WHEREAS, a donation has been received from the JL Clay Seniors Board in the amount of $8,426.51 to offset the cost of the ATW; and,

WHEREAS, the funds were not anticipated during the budget preparation process; and,

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners meeting in regular session this 9th day of March 2026, amends the Parks & Recreation Budget as follows:

REVENUES:

101.00000.486104.00000.00.00.00 –Donations	**$ 8,426.51**

EXPENDITURES:

101.56700.579000.00000.00.00.00 -Other Equipment	**$ 8,426.51**

Judy L Herbert

Judy Herbert, County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Parks & Recreation Committee:	For____ Against____ Pass____ Out____
Budget Committee:	For 5 Against 0 Pass____ Out____
Commission Action Taken:	For____ Against____ Pass____ Out____

Jeff Whidby, County Clerk

Brian Beathard, County Commission

Rogers C. Anderson, County Mayor

Date

Resolution No. 3-26-14
Requested by: Parks and Recreation Department

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION ACCEPTING A DONATION ON BEHALF OF THE PARKS AND RECREATION DEPARTMENT AND APPROPRIATING AND AMENDING THE 2025-26 WILLIAMSON COUNTY PARKS AND RECREATION BUDGET BY <u>$2,500.00 - REVENUES TO COME FROM DONATIONS</u>

WHEREAS, Tennessee Code Annotated, Section 5-8-101, provides that a county government may accept donations of money, intangible personal property, tangible personal property, and real property that are subject to conditional or restrictive terms if the county legislative body accepts them by majority vote; and

WHEREAS, Williamson County partnered with the Friends of the Williamson County Library Foundation to apply for a grant from Franklin Noon Rotary; and

WHEREAS, the Friends of the Williamson County Library Foundation was awarded a grant in the amount of $2,500 from the Franklin Noon Rotary with the intent of the funds passing through to Williamson County Parks and Recreation Department ("Department") for the purchase of all terrain wheelchairs; and

WHEREAS, the Friends of the Williamson County Library Foundation received the grant funds and desires to transfer the fund to the Department to be used to purchase all terrain wheelchairs; and

WHEREAS, the Williamson County Board of Commissioners finds it in the best interest of the citizens of Williamson County to accept the generous donation on behalf of the Williamson County Parks and Recreation Department;

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this 9th day of March 2026, accepts the generous donation of $2,500.00 from the Friends of the Williamson County Library Foundation on behalf of the Williamson County Parks and Recreation Department, to be used for the purchase of all terrain wheelchairs;

AND BE IT FURTHER RESOLVED, that the 2025-26 Parks and Recreation budget be amended, as follows:

<u>REVENUES</u>:
Donations
101.00000.486104.00000.00.00.00 **$2,500.00**

<u>EXPENDITURES</u>:
Other Equipment
101.56700.579000.00000.00.00.00 **$2,500.00**

County Commissioner

<u>COMMITTEES REFERRED TO & ACTION TAKEN</u>:

Parks and Recreation Committee	For ___	Against ___	Pass ___	Out ___
Budget Committee	For 5	Against 0	Pass ___	Out ___
Commission Action Taken:	For ___	Against ___	Pass ___	Out ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

Resolution No. 3-26-15
Requested by: Parks & Recreation Director

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK Jw

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 PARKS AND RECREATION BUDGET BY $164,951.56 - REVENUES TO COME FROM DONATIONS

WHEREAS, the Parks and Recreation Department has received donations totaling $161,596.56 from the Community Youth Associations to be utilized to offset the hiring and scheduling of officials and supervisors, and for contributions toward upgrades at the facilities; and

WHEREAS, donations were received to support the performing arts theater in the amount of $2,200.00, and $455.00 in donations to the Peacock Hill Nature Park, and a $700.00 donation for the annual kite festival; and

WHEREAS, the funds were not anticipated during the budget preparation process; and

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners meeting in regular session this 9th day of March 2026, amends the Parks & Recreation Budget as follows:

REVENUES:	
DONATIONS	
101.00000.486104.00000.00.00.00	$ 164,951.56
EXPENDITURES:	
Part-time Personnel	
101.56700.516900.00000.00.00.00	$ 250.00
Part-time Officials/Scorekeepers	
101.56700.516901.00000.00.00.00	$ 61,734.00
Maintenance/Repair- Parks	
101.56700.533501.00000.00.00.00	$ 100,067.56
Other Charges/Theater/Special Events	
101.56700.559900.00000.00.00.00	$ 2,900.00
	$ 164,951.56

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Parks & Recreation Committee:	For____ Against_____ Pass_____ Out_____
Budget Committee:	For 5 Against 0 Pass_____ Out_____
Commission Action Taken:	For____ Against_____ Pass_____ Out_____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Resolution No. 3-26-16
Requested by: County Clerk

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 COUNTY CLERK'S BUDGET BY $50,000 FOR EQUIPMENT COSTS – REVENUES TO COME FROM FILING FEES

WHEREAS, Public Chapter 1003 of the 2022 General Assembly established an additional recording fee of $3 for receiving and forwarding applications for certificates of title to the department of revenue; and,

WHEREAS, this additional fee is earmarked for the provision of services directly related to titling and registration in the County Clerk's Office; and,

WHEREAS, there is a need to provide funding for certain office equipment other costs for the County Clerk's Office;

NOW, THEREFORE, BE IT RESOLVED, that the 2025-26 County Clerk's Office Budget be amended as follows:

REVENUES:	
Title and Registration Fees - Reserve	
101.00000.3416920.00000.00.00.00	**$ 50,000**
	$ 50,000
EXPENDITURES:	
Other Equipment	
101.52500.571902.00000.00.00.00	**$ 50,000**
	$ 50,000

Paul S. Webb
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Budget Committee For 5 Against 0
Commission Action Taken: For _____ Against _____ Pass_____ Out_____

____
Jeff Whidby, County Clerk

____
Brian Beathard, Commission Chairman

____
Rogers C. Anderson, County Mayor

____
Date

Resolution No. 3-26-17
Requested by: Budget Director

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION APPROPRIATING AND AMENDING THE 2025-26 VETERANS' SERVICES BUDGET BY $4,275 REVENUES TO COME FROM MEMORIAL BRICK PAVER SALES

WHEREAS, the Williamson County Commission named the triangle of land located at Five Points, Franklin, Tennessee as the Williamson County Veterans Park, on October 11, 1999, in conjunction with the Williamson County Bi-centennial Celebration; and

WHEREAS, the dedication of the Veterans monument acknowledged service to county and country by all men and women of Williamson County who have ever responded to our Nation's call to service; and

WHEREAS, the Veterans' Services Office has been selling memorial brick pavers to individuals wishing to purchase one in honor or memory of a veteran;

WHEREAS, proceeds from the sale of these brick pavers have been received and need to be appropriated to offset the purchase and installation costs in a timely manner for the 2026 Memorial Day Service;

NOW, THEREFORE, BE IT RESOLVED, that the 2025 -26 Veterans' Services budget be amended as follows:

REVENUES:
Designation – Veterans' Park Bricks $ 4,275
(101-00000-441301-00000-00-00-00)

EXPENDITURES:
Other Supplies & Materials $ 4,275
(101-58300-549900-00000-00-00-00)

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:
Budget Committee For 5 Against 0
Commission Action Taken: For ____ Against ____ Pass ____ Out ____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION NO. 3-26-25
Requested by: Budget Director

AN INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $17,850,000 OF GENERAL OBLIGATION BONDS OF WILLIAMSON COUNTY, TENNESSEE

BE IT RESOLVED by the Board of County Commissioners of Williamson County, Tennessee (the "County") that for the purpose of providing funds for the (i) purchase, preparation and development of land for County courthouse facilities; (ii) payment of engineering, legal, fiscal and administrative costs incident to the foregoing (collectively, the "Projects"); and (iii) payment of costs incident to the issuance and sale of the bonds authorized herein; there shall be issued bonds of the County in an aggregate principal amount of not to exceed $17,850,000, which bonds shall bear interest at a rate or rates per annum not to exceed the maximum rate or rates permitted by Tennessee law, and shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County.

BE IT FURTHER RESOLVED by the Board of County Commissioners of Williamson County, Tennessee that the County Clerk be, and is, hereby directed and instructed to cause the foregoing initial resolution relative to the issuance of not to exceed $17,850,000 general obligation bonds to be published in full in a newspaper having a general circulation in the County, for one issue of said paper followed by the statutory notice, to-wit:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the County shall have been filed with the County Clerk protesting the issuance of the bonds, such bonds will be issued as proposed.

Jeff Whidby, County Clerk

County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Budget	For 5	Against 0
	For	Against

COMMISSION ACTION TAKEN: For ___ Against ___ Pass ___ Out ___ Abstain ___ Absent ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, County Mayor

Date

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Late-Filed
Resolution No. 3-26-28
Requested by: Animal Center Director

RESOLUTION ACCEPTING A DONATION FROM CINDY AND MARK ENDERLE AND APPROPRIATING AND AMENDING THE 2025-2026 ANIMAL CENTER BUDGET BY $50,000 – REVENUES TO COME FROM DONATIONS

WHEREAS, Williamson County Animal Center is the recipient of a donation in the amount of $50,000 from Cindy and Mark Enderle, to be used for the greatest need; and

WHEREAS, this donation will be for the benefit of the citizens of Williamson County by purchasing drugs and medical supplies needed to care for animals in custody of animal control

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March, 2026, on behalf of Williamson County Animal Center, accepts the generous donation;

AND, BE IT FURTHER RESOLVED, that the 2025-26 Animal Center budget be amended, and the funds be appropriated as follows:

REVENUES
Donations $50,000
101.00000.486109.00000.00.00.00.

EXPENDITURES
Drugs & Medical Supplies $50,000
101.55120.541300.00000.00.00.00

Paul S. Webb
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Public Health Committee:	For ___	Against ___	Pass ___	Out ___
Budget Committee:	For 5	Against 0	Pass ___	Out ___
Commission Action Taken:	For ___	Against ___	Pass ___	Out ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, County Mayor

Date

FILED 2/26/26
ENTERED 3:00 p.m.
JEFF WHIDBY, COUNTY CLERK JW

LATE FILE Resolution No. 3-26-29
Requested by: Opioid Task Force

RESOLUTION AUTHORIZING AN AMENDMENT TO THE OPIOID ABATEMENT SERVICE PROVIDER AGREEMENT WITH THE 21ST DISTRICT RECOVERY COURT AND APPROPRIATING FUNDS FOR ADDITIONAL SERVICES - APPROPRIATIONS TO COME FROM OPIOID ABATEMENT FUNDS

WHEREAS, in December of 2017 Williamson County ("County") joined litigation to hold manufacturers of prescription opioids and their related companies, and pharmaceutical wholesale drug distributors accountable for their contribution to the opioid epidemic; and

WHEREAS, the County has received funds directly and indirectly from the distributors, manufacturers, and retailers of opioid medications through the National Opioid Settlement ("Opioid Abatement Funds"); and

WHEREAS, the National Opioid Settlement court order imposes conditions on the Opioid Abatement Funds, including that they be used only for opioid remediation and abatement purposes; and

WHEREAS, the Williamson County Opioid Abatement Task Force ("Task Force") was established to accept and review applications from individuals and entities that desire to receive money from the Opioid Abatement Funds or that propose methods for using the Opioid Abatement Funds to serve the County's citizens; and

WHEREAS, the Task Force has reviewed and recommends for approval a request for funding from the 21st District Recovery Court, Inc. ("Recovery Court") to fund renovations to provide space for comprehensive wrap-around services for the Recovery Court's participants; and

WHEREAS, finding it to be in the best interest of the citizens of Williamson County, the Williamson County Board of Commissioners affirms the Task Force's decision to fund the Recovery Court's construction project in the amount of $175,000, in compliance with the conditions as specified in the national Opioid Settlement court order, authorizes the Williamson County Mayor to execute an amendment to the Opioid Abatement Service Agreement with the Recovery Court to expand the Scope of Services as provided therein, and approves appropriating Williamson County's Opioid Abatement Funds as further described below:

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners, meeting in regular session this 9th day of March 2026, hereby amends the 2025-2026 Williamson County budget to account for expenditures for opioid abatement and remediation services and activities which will be provided in accordance with the National Settlement Agreement;

REVENUES:
Reserve for Opioid Settlement
101.00000.341595.00000.00.00.00 $175,000.00

EXPENDITURES:
Contributions – Opioid
101.58900.531600.00000.00.00.00.OP300

21st District Recovery Court, Inc. $175,000.00

AND BE IT FURTHER RESOLVED, that all appropriations enumerated above are subject to the following conditions:

1. That the Recovery Court shall provide appropriate documentation and reporting to the Task Force, as specified in each organization's agreement with Williamson County. All reports shall be prepared according to applicable law and regulations, and all financial reports should be certified by the chief financial officer of the organization.

2. That the Recovery Court shall expend the funds according to the purposes and activities included in their application and approved budget, pursuant to the organization's agreement with Williamson County, and in adherence to the opioid abatement and remediation strategies included within the National Opioid Settlement.

3. That it is the expressed interest of the Williamson County Board of Commissioners in providing

these funds to the above-named organizations to be fully in compliance with the National Opioid Settlements and any and all laws which may apply to County appropriations; and so, these appropriations are made subject to compliance with any and all of these laws, regulations, and the National Settlement Agreements.

Paul S. Webb

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Opioid Task Force	For 9	Against 0		
Public Health Committee	For ______	Against ______		
Budget Committee	For 5	Against 0		
Commission Action Taken:	For ______	Against ______	Pass ______	Out _____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

FILED 2/17/26
ENTERED 2:16 p.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-2
Requested by: Commissioner Aiello

RESOLUTION TO ESTABLISH A COURTHOUSE TASK FORCE FOR THE PURPOSE OF ANALYZING AND IMPLEMENTING FUTURE JUDICIAL FACILITY NEEDS

WHEREAS, Williamson County recognizes that safe, functional, and accessible judicial facilities are essential to the administration of justice and public service; and

WHEREAS, Williamson County has experienced a thirty-five percent (35%) increase in its population between the 2010 population census and the 2020 population census; and

WHEREAS, the current courthouse facilities lack sufficient circuit and general sessions court space, secured parking, and current administrative office needs; and

WHEREAS, the Williamson County Board of Commissioners have determined the need for a special task force and find it is in the best interest of the taxpayers to update the formal study of future needs, including potential renovation, expansion, or new construction before committing significant capital resources:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this 9th day of March, 2026, establishes a temporary Courthouse Task Force to update the assessments, evaluations, and plans of current and future staffing, workload, and facility needs necessary to determine the most viable long-term strategy for Williamson County's judicial system including identifying potential renovations or expansion of the current facilities or construction of a new facility:

Section 1: The task force shall be referred to as the Courthouse Task Force ("Task Force").

Section 2: The Task Force shall consist of twelve (12) members to consist of, four (4) representatives from the County legislative body; one (1) representative from the County Executive Branch; one (1) representative from the City of Franklin Board of Mayor and Alderman; one (1) representative of the City of Franklin City Administrator's office; one (1) representative from the Williamson County Circuit Court Judiciary; one (1) representative from the Williamson County General Sessions Court Judiciary; one (1) representative from the Williamson County Circuit Court Clerk's Office; one (1) representative from the Williamson County Sheriff's Office; and one (1) representative from the Williamson County historic preservation community.

Section 3: Following creation of the Task Force, the Williamson County Commission shall accept nominations for and appoint its four (4) representatives.

Section 4: At their first meeting members of the Task Force shall elect a Chair and Vice Chair to conduct meetings. The elected Chair and Vice Chair must be selected from the four (4) representatives of the County legislative body. Minutes shall be kept of each meeting which shall be open for public inspection.

Section 5: The County Legislative body, County Executive Branch, City of Franklin Board of Mayor and Alderman, City of Franklin City Administrator's office, Williamson County Circuit Court Judiciary, Williamson County General Sessions Court Judiciary, Williamson County Circuit Court Clerk's Office, and Williamson County Sheriff's Office shall be responsible for designating their respective representatives on this Task Force. Once the Task Force is formed, the Chair, with Task Force approval, shall select the representative from the Williamson County historic preservation community to serve on the Task Force.

Section 6: The Williamson County Executive Branch, City of Franklin Board of Mayor and Alderman, City of Franklin City Administrator's office, Williamson County Circuit Court Judiciary, Williamson County General Sessions Court Judiciary, Williamson County Circuit Court Clerk's Office, and Williamson County Sheriff's Office shall be permitted to substitute a representative at their discretion should their respective representative be unavailable or become unavailable to serve.

Section 7: The Task Force shall meet on at least a monthly basis, beginning March 2026 with subsequent meeting dates and times to be determined and set at the first scheduled meeting. Announcement and conduct of these meetings shall comply with the applicable public meetings rules and regulations.

Section 8: The duties and responsibilities of the Task Force shall include, but not be limited to the following:

S

a. Update the needs assessment of existing courthouse facilities contained in the July 2020 Williamson County Justice System Master Plan for the Williamson County Courts which will include analysis of projected growth in population and increases in case filings projected over the next twenty years.

b. Evaluate current design standards for security, circulation, and technology.

c. Evaluate the parking needs for the Williamson County Courts.

d. Evaluate the design plans contained in the July 2020 Williamson County Justice System Master Plan for the Williamson County Courts.

e. Consider revisions to the design plans contained in the July 2020 Williamson County Justice System Master Plan for the Williamson County Courts.

f. Evaluate possible acquisition of new property and relocation of the existing Williamson County Courthouse.

g. Evaluate the feasibility and impact of judicial and alternative uses of the historic Courthouse structure.

h. Evaluate the economic impact of the current location and potential relocation of the Williamson County Courthouse.

i. Generate resolutions for implementation of the Task Force recommendations for submission to the Williamson County Commission by the Chair and Vice-Chair of the Task Force.

Section 9: The Chair and Vice Chair of the Task Force shall report the results of this effort to the Williamson County Board of Commissioners no later than the September 2026 County Commission meeting. The Task Force shall terminate upon acceptance of this report.

AND BE IT FURTHER RESOLVED that this resolution shall take effect from and after the date of its passage of the Williamson County Board of Commissioners, the public welfare requiring it.

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Law Enforcement Committee	For ___ Against ______
Property Committee	For ___ Against ______
Commission Action Taken	For ____ Against _ Pass ___________ Out ________

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

Amendment to Resolution No. 3-26-2, RESOLUTION TO ESTABLISH A COURTHOUSE TASK FORCE FOR THE PURPOSE OF ANALYZING AND IMPLEMENTING FUTURE JUDICIAL FACILITY NEEDS:

The resolution shall be amended as follows:

1. In Section 2, prior to "and one (1) representative from the Williamson County historic preservation community," the following language shall be inserted:

   "one (1) representative from the Public Defender's Office for the 21st District; one (1) representative from the District Attorney's Office for the 21st District; one (1) representative from the Williamson County Chancery Court Clerk and Master; one (1) representative from the Williamson County Property Management Department;"

2. Section 5 shall be amended by deleting the first sentence in its entirety and replacing it with the following language:
   "The County Legislative body, County Executive Branch, City of Franklin Board of Mayor and Alderman, City of Franklin City Administrator's office, Williamson County Circuit Court Judiciary, Williamson County General Sessions Court Judiciary, Williamson County Circuit Court Clerk's Office, the Williamson County Sheriff's Office, the Public Defender's Office for the 21st District, the District Attorney's Office for the 21st District, the Williamson County Chancery Court Clerk and Master, and the Williamson County Property Management Department shall be responsible for designating their respective representatives on this Task Force.

FILED 2/23/26
ENTERED 10:30 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION NO. 3-26- 3
Requested by: Commissioner Hayes

A RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS TO INITIATE A REQUEST FOR PROPOSALS (RFP) AND RETAIN AN INDEPENDENT CONSULTING FIRM TO PROVIDE EXPERTISE AND ADVISEMENT TO THE COUNTY COMMISSION REGARDING POTENTIAL TRANSACTIONS INVOLVING WILLIAMSON HEALTH

WHEREAS, Williamson Health operates is a public hospital owned Williamson County, and the Williamson County Board of Commissioners bear statutory responsibility for overseeing county-owned property, assets, and financial commitments;

WHEREAS, any potential sale, lease, affiliation, or change in control of Williamson Health would represent one of the most significant financial and policy decisions ever considered by the Williamson County government's history;

WHEREAS, the Hospital Board has retained its own consultant, Kaufman Hall, to provide financial and strategic guidance on planning and potential transactions;

WHEREAS, the County Commission maintains a separate, independent fiduciary duty to the Williamson taxpayers, distinct from the operational and governance duties of the Hospital Board;

WHEREAS, fulfilling this independent fiduciary duty demands access to objective expertise and analysis that remains free from influence, alignment, or dependence on the Hospital Board, its consultants, or its legal counsel;

NOW, THEREFORE, BE IT RESOLVED by the Williamson County Board of Commissioners that:

1. The Williamson County Board of Commissioners hereby authorizes an RFP to retain an independent consultant expert in healthcare transaction advisory services to advise the Commission on potential strategic transactions of Williamson Health.
2. The consultant's scope of work may include independent review of financial analyses, valuations, structures, taxpayer risks, debt, and long-term impacts.
3. The RFP and engagement shall report directly to the Williamson County Board of Commissioners or its designated committee.
4. By majority vote, the Commission shall appoint a five (5) member oversight committee of Commissioner for the RFP. Commissioners with a potential conflict(s) of interest are expected to manage themselves with integrity for the betterment of the taxpayers of Williamson County. Any contract requires full Commission approval per law and Commission rules.
5. This resolution expresses no preference regarding any specific transaction.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners meeting in regular session, this 9th day of February 2026, that this resolution shall take effect upon adoption, the public welfare requiring it.

Lisa Hayes
County Commissioner Hayes

COMMITTEES REFERRED TO AND ACTION TAKEN:

Property Committee	For _____	Against _____	
Tax Study Committee	For _____	Against _____	
Budget Committee	For *	Against _____	*Did not hear - Lack of second
Commission Action Taken	For _____	Against _____	Pass _____ Out _____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-4
Requested by: County Mayor's Office

RESOLUTION OF THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS TO AMEND AND IMPLEMENT AN AMENDED EDUCATION IMPACT FEE RATE AND EDUCATION IMPACT FEE SCHEDULE PURSUANT TO THE AUTHORITY GRANTED BY THE PROVISIONS AND IN ACCORDANCE WITH CHAPTER 120 OF THE PRIVATE ACTS OF 1987, AND TO BE ASSESSED AND COLLECTED IN THE MANNER AS DEFINED IN THE PREVIOUSLY ADOPTED RESOLUTIONS 11-16-6 AND 11-16-7 AS AMENDED AND ACCEPTANCE OF THE EDUCATION FACILITY IMPACT FEE STUDY DATED FEBRUARY 16, 2026 CONCERNING RESIDENTIAL DEVELOPMENT ON THE NEED FOR NEW AND EXPANDED EDUCATION FACILITIES

WHEREAS, by action of the Tennessee General Assembly, Chapter 120 of the Private Acts of 1987 was created and subsequently confirmed by action of the Williamson County Board of Commissioners on May 7, 1987; and

WHEREAS, the Board of Commissioners of Williamson County, Tennessee (hereinafter "County Commission") has determined that Williamson County, including the jurisdiction of the municipalities (hereinafter "County"), has and will continue to experience residential development which generates a need for additional public education facilities and related capital improvement needs; and

WHEREAS, Williamson County retained TischlerBise of Bethesda, Maryland to accumulate data and research the need for an education facility impact fee, and if warranted by the conclusions of the study, to establish new residential development's proportionate share for capital education improvements needed to serve new residential development; and

WHEREAS, Section 12 of *Resolution No. 11-16-6* provides Williamson County shall study and if needed, adjust the Education Impact Fee to continue to meet the proportionate demand new residential development will create for additional or expanded Education Facilities based on available current data; and

WHEREAS, pursuant to *Resolution No. 11-16-6*, TischlerBise has prepared and presented a revised education impact analysis titled, "Education Facility Impact Fee Study" dated February 16, 2026; and

WHEREAS, the Education Impact Fee Budget Task Force was recently appointed by the County Commission to study and make recommendations to the full County Commission concerning the proportionality between new residential growth and the effect on the need for new or expanded education capital based on available current data; and

WHEREAS, in November of 2016, the Williamson County Board of County Commissioners adopted *Resolution No. 11-16-6*, to accept and approve the findings, conclusions, methodology, purpose, and intent of the Education Facility Impact Fee Study and to adopt the policy, rules, and procedures for implementation of an Education Impact Fee pursuant to the provisions of Chapter 120 of the Private Acts of 1987; and

WHEREAS, Section 6 of Chapter 120 of the Private Acts of 1987 requires the County Commission to periodically revisit its impact fee schedules and recalculate the allowable education impact fee rates; and

WHEREAS, finding that the Education Impact Fee schedule and the amounts recommended by the Education Facility Impact Fee Study dated February 16, 2026 to be levied meet the proportionate demand and need for new residential development for the expansion or construction of new education facilities, in accordance with the Education Facility Impact Fee Study, objectives, and policies, the County Commission adopts and implements an amount lower than the Maximum Allowable Education Impact Fee as defined below; and

WHEREAS, while the proposed amendment to the Education Facility Impact Fee rates are below the maximum defined by the updated Education Impact Fee Study and schedule, the Education Impact Fee Budget Task Force recommends the rates increase to account for inflation in construction and land costs while maintaining the current rates to ensure the fee remains commensurate with the cost of providing new or expanded public education facilities necessitated by new residential growth which said calculation adheres to the established

Education Facility Impact Fee Study and aligns with identified capital needs in the County's five-year improvement plan; and

WHEREAS, based on the findings of the Education Facility Impact Fee Study dated February 16, 2026 and the Williamson County Education Impact Fee *Resolutions No. 11-16-6 and No. 11-16-7*, approved by action of the County Commission, there are two service areas within the County that will have assessed Education Impact Fee rates based on the types of schools provided in the two areas; the area located in the Franklin Special School District ("FSSD") which services only 9-12 grade schools and the area of the County outside the FSSD that services k-12 grade schools; and

WHEREAS, understanding the impact of assessing the Education Impact Fee on Developers, the County Commission has determined that the effective date for the full revised amount of the Education Impact Fee as defined below will be assessed beginning on July 1, 2026 and shall remain effective until said fee is amended or terminated by action of the County Commission; and

WHEREAS, the County Commission hereby finds and declares that an Education Impact Fee imposed upon residential development in order to assist in the financing of specified education capital improvements in the defined service areas, the demand for which is attributable to new residential development, is in the best interests of Williamson County and its residents, is equitable, and does not impose an unfair burden on such development:

NOW THEREFORE, the Williamson County Board of Commissioners, meeting in regular session, this the 9th day of March, 2026, upon recommendation by the Education Impact Fee Budget Task Force, adopts, implements, and assesses the Education Impact Fee rates and Education Impact Fee schedules in accordance with the provisions of Chapter 120 of the Private Acts of 1987, the Education Facility Impact Fee Study dated February 16, 2026, and *Resolutions No. 11-16-6 and No. 11-16-7* as follows:

Section 1. The form and substance of the terms contained in *Resolutions No. 11-16-6* and *No. 11-16-7* referenced as the Williamson County Education Impact Fee is hereby made a part hereof as if fully set forth herein.

Section 2. The amount of the Education Impact Fee rates defined below shall be assessed and due on all residential dwelling building permits based on the Education Impact Fee schedule defined below starting on July 1, 2026.

Section 3. The Education Impact Fee shall be assessed, unless otherwise exempted, for Residential Dwelling Units within the Franklin Special School District as follows:

Dwelling Unit Size	9-12 School Levels Fee for Each Dwelling Unit
1,399 sq. feet or less	$646.00
1,400 to 1,899 sq. feet	$2,004.00
1,900 to 2,399 sq. feet	$3,050.00
2,400 to 2,899 sq. feet	$3,896.00
2,900 to 3,399 sq. feet	$4,608.00
3,400 sq. feet or more	$5,232.00

Section 4. The Education Impact Fee shall be assessed, unless otherwise exempted, for Residential Dwelling Units outside the Franklin Special School District as follows:

Dwelling Unit Size	K-8 School Level	9-12 School Level	Total Fee for Each Dwelling Unit
1,399 sq. feet or less	$1,157.00	$646.00	$1,803.00

1,400 to 1,899 sq. feet	$3,213.00	$2,004.00	$5,217.00
1,900 to 2,399 sq. feet	$4,785.00	$3,050.00	$7,835.00
2,400 to 2,899 sq. feet	$6,064.00	$3,896.00	$9,960.00
2,900 to 3,399 sq. feet	$7,135.00	$4,608.00	$11,743.00
3,400 sq. feet or more	$8,067.00	$5,232.00	$13,299.00

* Value is arrived at by rounding the values for each system so the sums may not equal the sum of the values.

Section 5. Payment shall be made in accordance with the Williamson County Education Impact Fee.

Section 6. Every three years, Williamson County shall study and adjust the Education Impact Fee to meet the proportionate demand new residential Development will create for additional or expanded education facilities based on the then available current data. Adjustments to the Education Impact Fee will be calculated on a detailed analysis of the then available current data and this resolution shall be amended upon approval of the County Commission in accordance with the findings.

Section 7. The authority to impose this Education Impact Fee on new Development in Williamson County is in addition to all other authority to impose taxes, fees, assessments, or other revenue raising or land development regulatory measures granted either by the private or public acts of the state of Tennessee and with the exceptions of the credit assessed against the Education Impact Fee, the imposition of such, in addition to any other authorized tax, fee, assessment or charge, shall not be deemed to constitute double taxation.

Section 8. The provisions of this resolution shall in no manner repeal, modify, or interfere with the authority granted by any other public or private law applicable to Williamson County. This resolution shall be deemed to create an additional and alternative method for Williamson County to impose and collect revenue for the purpose of providing revenue to pay for the cost of Capital Education Facilities made necessary by new residential Development in the County.

Section 9. If any provisions of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to that end the provisions of this resolution are declared to be severable.

Section 10. The amended Education Impact Fee Rates shall be effective as of July 1, 2026. The County Commission reserves the right to adjust the Education Impact Fee rates and schedules conditioned on said adjustment being within the Maximum Allowable Education Impact Fee rate and the purposes set forth in the Education Facility Impact Fee Study dated February 16, 2026, which shall remain effective for a period of three (3) years or until such time as the County Commission adopts a new, updated education impact fee study, whichever occurs first.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon adoption, the public welfare requiring it.

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Education Impact Fee Budget Task Force: For 5 Against 0
Budget Committee For 5 Against 0
Commission Action Taken: For_____ Against_____ Pass_____ Out____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

DRAFT

Education Facility Impact Fee Study

Prepared for:

Williamson County, Tennessee

February 16, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Williamson County, Tennessee, retained TischlerBise to calculate and update education facility impact fees to meet demand generated by new residential development. Tennessee granted Williamson County the authority to implement impact fees for school facilities by private act of the Tennessee General Assembly. Williamson County adopted education facility impact fees under Resolution 11-16-6, Section 10, which mandates the fees be updated every three years.

Impact fees are one-time payments used to defray the cost impacts of school facilities necessary to accommodate new development. The fee represents new development's fair share of capital facility costs. TischlerBise evaluated possible methodologies and documented appropriate demand indicators by housing unit size. Specific capital costs have been identified using local data and current dollars. Level-of-service (LOS) standards and cost factors presented in this report form the basis for the fee calculations. It should be noted that although growth affects both capital and operating expenses incurred by schools, the impact fee analysis addresses only the capital facilities impact of new development. It is further limited to capital improvements that provide additional capacity as opposed to maintenance or rehabilitation.

Williamson County includes two public school systems. Franklin Special District (FSD) provide K-8 schools, but they do not provide high schools. Williamson County Schools (WCS) provide K-8 schools for the portion of Williamson County not served by FSD and high schools for all areas in Williamson County. This report details only education facility impact fees for WCS. Williamson County will assess education facility impact fees to all new residential development; however, new residential development located in FSD will only pay the high school component of the education facility impact fees since this development provides no impact to WCS K-8 schools.

Williamson County has experienced steady residential growth in recent years. Based on discussions with WCS staff and review of planned development, this analysis includes moderate enrollment growth during the 10-year study period. Using capital improvement plans for the next five years, impact fees include capital components related to school facilities, land, and buses. The proposed impact fees use an incremental expansion approach to determine current level-of-service standards for each capital component. This analysis calculates level-of-service standards for school facilities and land using 2025-2026 permanent capacity. The level-of-service standards are expressed as follows:

1. School Facilities: Square feet per student by school level
2. Land: Acres per student by school level
3. Buses: Buses per student

The proposed education facility impact fees include a credit for existing and future debt related to school facilities and land. The body of this report includes further detail on levels of service, costs, and credits.

Impact Fee Overview

Impact fees are one-time payments used to fund infrastructure costs for capital improvements and public services necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1. Fees can only be used to finance capital infrastructure costs for capital improvements and public services and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2. Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3. Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

General Legal Framework

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services. The means to this end are also important, requiring both procedural and substantive due process. The process followed to receive community input, with stakeholder meetings, work sessions, and public hearings provide opportunity for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see *Nollan v. California Coastal Commission,* 1987). In a more recent case (*Dolan v. City of Tigard, OR,* 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. *Koontz v. St. Johns River Water Management District* (2013) clarified that the Nollan/Dolan test applies to monetary exactions as conditions of a property owner's building permit: Government's "monetary exactions" as a condition of a land use permit must satisfy requirements that government's mitigation demand have an essential nexus and rough proportionality to the impacts of a proposed development; abrogating *McClung v. City of Sumner*, 548 F.3d 1219. U.S.C.A. Const. Amend. 5 (2008).

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: need, benefit, and proportionality. The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of growth-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case and is logically necessary to establish a proper nexus. *Koontz v. St. Johns River Water Management District* (2013) clarified this. Furthermore, *Sheetz v. County of Eldorado* (2024) clarified that it also applies to both legislative and administrative permit conditions. Proportionality is established through the procedures used to identify growth-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. a typical housing unit's average weekday vehicle trips).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Impact fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. These procedural and substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements as part of subdivision or zoning review.

REQUIRED FINDINGS

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for school improvements is measured by the number of public school-age children generated by development.

CONCEPTUAL IMPACT FEE CALCULATION

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step in the impact fee formula is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, enrollment growth is an appropriate demand indicator for schools, and the enrollment increase can be estimated from the average number of public school students per housing unit. The second step in the impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the school example, a common LOS standard is square feet per student. The third step in the impact fee formula is to determine the cost of various infrastructure units. To complete the school example, this part of the formula establishes the cost per square foot for school facility construction.

METHODOLOGIES

There are three basic methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components. Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied.

Cost Recovery (past improvements): The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used when there is substantial excess student capacity at a particular school level.

Incremental Expansion (concurrent improvements): The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development, and is the methodology used for this school development impact fee calculation.

Plan-Based (future improvements): The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Maximum supportable education facility impact fees for Williamson County Schools are derived using the incremental expansion approach. For school capital improvements, the most common methodology employed is typically the incremental expansion method when future capacity needs are anticipated. This approach allows for the greatest flexibility in providing future capacity improvements. Under this methodology, the fees are based on current levels of service and costs for each type of school facility (i.e., K-8 schools and 9-12 schools), land, and buses. The level of service is documented, and the intent is to use fee revenue to provide additional or expanded school facilities to accommodate new development.

The current level of service and capital costs for new or expanded facilities are used to derive a cost per student for each type of school facility. TischlerBise calculates a cost per residential unit using the cost per student and the average WCS student generation rate by dwelling size. The term "student generation rate" refers to the average number of public school students per housing unit in Williamson County. Further discussion on student generation rate calculations is provided in the body of this report.

CREDITS

A general requirement common to impact fee calculations is the evaluation of *credits*. Two types of credits should be considered, **credits for offsetting revenue** and **site-specific credits**. Credits for offsetting revenue are necessary to avoid potential double payment situations arising from the payment of a one-time impact fee plus the payment of other revenues (e.g., Adequate School Facility Privilege Tax) that may also fund growth-related capital improvements. Credits for offsetting revenue are dependent upon the fee methodology used in the cost analysis. A credit is necessary since new residential units that will pay the education facility impact fee will also contribute one-time Adequate School Facility Privilege Tax and Adequate Facilities Privilege Tax revenue used by Williamson County to fund school capacity.

The second type of credit, a site-specific credit, is for school-related land or facilities that have been included in the education facility impact fee calculations. Policies and procedures related to site-specific credits for system improvements should be addressed in the resolution that establishes the County's education facility impact fees. However, the general concept is that developers may be eligible for site-specific credits or reimbursements only if they provide land or construct school improvements that have been included in the education facility impact fee calculations.

MAXIMUM SUPPORTABLE EDUCATION FACILITY IMPACT FEES

Williamson County will assess education facility impact fees to residential development, per dwelling unit, reflecting the proportionate demand by dwelling unit size. The amounts shown are maximum supportable amounts based on the methodologies, level-of-service standards, and costs identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new development's fair share of the education facility capital costs as detailed in this report. Williamson County may adopt fees that are lower than the maximum supportable fees. However, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and / or a decrease in levels of service.

Shown below, the top section of Figure 1 provides the schedule of maximum supportable education facility impact fees for residential units outside Franklin Special District. The bottom section of Figure 1 summarizes the maximum supportable education facility impact fees inside Franklin Special District.

Figure 1: Maximum Supportable Education Facility Impact Fees

Outside Franklin Special District (K-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / (Decrease)
1,399 square feet or less	$2,310	$1,681	$629
1,400 - 1,899 square feet	$11,803	$4,864	$6,939
1,900 - 2,399 square feet	$19,013	$7,305	$11,708
2,400 - 2,899 square feet	$24,897	$9,285	$15,612
2,900 - 3,399 square feet	$29,789	$10,948	$18,841
3,400 square feet or more	$34,062	$12,399	$21,663

Inside Franklin Special District (9-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Maximum Supportable Fees	Current Fees	Increase / (Decrease)
1,399 square feet or less	$812	$602	$210
1,400 - 1,899 square feet	$3,762	$1,868	$1,894
1,900 - 2,399 square feet	$6,028	$2,843	$3,185
2,400 - 2,899 square feet	$7,866	$3,632	$4,234
2,900 - 3,399 square feet	$9,362	$4,296	$5,066
3,400 square feet or more	$10,688	$4,877	$5,811

Adjusted Education Facility Impact Fees

As an alternative to the maximum supportable education facility impact fees shown in Figure 1, Williamson County requested alternative fees adjusted for inflation. The amounts shown below are calculated by adjusting the current education facility impact fees for inflation using data published in Engineering News-Record's Construction Cost Index (October 2022 to February 2026). Williamson County will assess education facility impact fees to residential development, per dwelling unit, reflecting the proportionate demand by dwelling unit size.

Shown below, the top section of Figure 2 provides the schedule of adjusted education facility impact fees for residential units outside Franklin Special District. The bottom section of Figure 2 summarizes the adjusted education facility impact fees inside Franklin Special District.

Figure 2: Adjusted Education Facility Impact Fees

Outside Franklin Special District (K-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Adjusted Fees[1]	Current Fees	Increase / (Decrease)
1,399 square feet or less	$1,803	$1,681	$122
1,400 - 1,899 square feet	$5,217	$4,864	$353
1,900 - 2,399 square feet	$7,835	$7,305	$530
2,400 - 2,899 square feet	$9,960	$9,285	$675
2,900 - 3,399 square feet	$11,743	$10,948	$795
3,400 square feet or more	$13,299	$12,399	$900

Inside Franklin Special District (9-12)			
Education Facility Impact Fees per Housing Unit			
Dwelling Unit Size	Adjusted Fees[1]	Current Fees	Increase / (Decrease)
1,399 square feet or less	$646	$602	$44
1,400 - 1,899 square feet	$2,004	$1,868	$136
1,900 - 2,399 square feet	$3,050	$2,843	$207
2,400 - 2,899 square feet	$3,896	$3,632	$264
2,900 - 3,399 square feet	$4,608	$4,296	$312
3,400 square feet or more	$5,232	$4,877	$355

1. Current fees adjusted for inflation using Engineering News-Record Construction Cost Index (October 2022 to February 2026).

Student Generation Rates and Student Enrollment

New residential development will generate demand for additional school capacity. To determine the level of this demand, the analysis uses student generation rates as the service unit for the education facility impact fees. The term "student generation rate" refers to the number of non-charter, public school students per housing unit in Williamson County Schools. Public school students are a subset of school-aged children which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by type of housing. Students per housing unit are held constant over the projection period since the impact fees represent a "snapshot approach" of current level-of-service standards and costs.

Student Generation Rates

TischlerBise derives custom student generation rates for Williamson County using demographic data from survey responses published by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS) and 2022-2023 school year enrollment data from the Williamson County Schools. TischlerBise uses American Community Survey (ACS) 2019-2023 PUMS data – the most recent year available – to derive the number of public school students per housing unit by number of bedrooms. PUMS data are only available for areas of roughly 100,000 persons, and Williamson County is included in Tennessee Public Use Microdata Areas (PUMAs) 2101 and 2102. As shown on the following pages, this analysis calculates unadjusted student generation rates based on all public school students and housing units in PUMAs 2101 and 2102 and then adjusts these rates based on Williamson County Schools 2022-2023 enrollment and housing unit estimates for Williamson County.

Unweighted Public School Students and Housing Units

Shown below, Figure 3 includes an unweighted estimate of public school students (by school level and by number of bedrooms) and an unweighted estimate of total housing units (by number of bedrooms) for PUMAs 2101 and 2102. This reflects an unweighted sample of public school students who live in PUMAs 2101 and 2102.

Figure 3: Unweighted Public School Students and Housing Units

Public School Students by Number of Bedrooms in PUMAs 2101 & 2102				
Grade Level	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
K-8 Students	**50**	**263**	**940**	**1,253**
9-12 Students	**25**	**121**	**435**	**581**
Total	**75**	**384**	**1,375**	**1,834**

Housing Units by Number of Bedrooms in PUMAs 2101 & 2102				
Description	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
Housing Units	632	1,298	2,247	**4,177**

Source: Cross tabulation by TischlerBise using U.S. Census Bureau, 2019-2023 ACS Unweighted Public Use Microdata Sample (PUMS) for Tennessee Public Use Microdata Areas (PUMA) 2101 & 2102.

Unadjusted Student Generation Rates

Next, TischlerBise calculates unadjusted student generation rates using the unweighted public school student and housing unit estimates for PUMAs 2101 and 2102 shown in Figure 3. To estimate the number of public students per housing unit by grade level, the analysis divides the number of public students by grade level in each type of housing unit by the total number of housing units in PUMAs 2101 and 2102. Shown below, Figure 4 represents the unadjusted student generation rates by number of bedrooms in PUMAs 2101 and 2102.

Figure 4: Unadjusted Student Generation Rates

Unadjusted Public School Students by Number of Bedrooms in PUMAs 2101 & 2102				
Grade Level	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
K-8 Students	0.079	0.203	0.418	0.300
9-12 Students	0.040	0.093	0.194	0.139
Total	**0.119**	**0.296**	**0.612**	**0.439**

Source: TischlerBise calculation using U. S. Census Bureau, 2019-2023 ACS Unweighted Public Use Microdata Sample (PUMS) for Tennessee Public Use Microdata Areas (PUMA) 2101 & 2102.

Estimated WCS Students

To reflect demand for public school facilities in Williamson County, this analysis applies the unadjusted student generation rates in Figure 4 to Williamson County housing unit estimates (2019-2023 American Community Survey 5-year estimates) shown at the bottom of Figure 5. For example, multiplying the unadjusted K-8 student generation rate of 0.079 K-8 students in units with 0-2 bedrooms by 18,725 housing units in Williamson County with 0-2 bedrooms equals 1,481 K-8 students in units with 0-2 bedrooms TischlerBise repeats this calculation for each grade level and housing unit type to estimate WCS enrollment by grade level and number of bedrooms. The analysis compares the enrollment estimate of 39,447 students to the actual enrollment of 41,593 students for the 2022-2023 school year.

Figure 5: Estimated WCS Students by Number of Bedrooms

Estimated WCS Students by Number of Bedrooms					2022-2023
Grade Level	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total	WCS Enrollment
K-8 Students	1,481	5,830	19,629	26,940	27,022
9-12 Students	741	2,682	9,084	12,506	14,571
Total	**2,222**	**8,512**	**28,713**	**39,447**	**41,593**

Housing Units by Number of Bedrooms in Williamson County					2023
Description	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total	Housing Units
Housing Units	18,725	28,771	46,922	94,418	94,418

Source: TischlerBise estimates for Williamson County using U.S. Census Bureau, 2019-2023 ACS Unweighted PUMS for Tennessee PUMAs 2101 & 2102 calibrated to 2019-2023 ACS housing unit estimates.

Adjusted WCS Students

TischlerBise adjusts the enrollment estimates for each grade level shown in Figure 5 to match actual 2022-2023 enrollment by grade level. For example, the K-8 student estimate of 26,940 students is less than the actual K-8 school enrollment of 27,022 students, so the analysis increases the K-8 student estimate proportionately according to the share of K-8 students by housing unit type shown in Figure 5. Applying the proportionate share of estimated K-8 students by housing unit type to actual 2022-2023 K-8 enrollment equals 1,486 K-8 students in units with 0-2 bedrooms (27,022 K-8 students X 5.5 percent in 0- to 2-bedroom units), 5,847 K-8 students in 3-bedroom units (27,022 K-8 students X 21.6 percent in 3-bedroom units), and 19,689 K-8 students in units with 4+ bedrooms (27,022 K-8 students X 42.0 percent in 4+ bedroom units). TischlerBise repeats this calculation for each grade level and housing unit type to estimate 2022-2023 WCS enrollment by grade level and number of bedrooms.

Figure 6: Adjusted WCS Students by Number of Bedrooms

Adjusted WCS Students by Number of Bedrooms				
Grade Level	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
K-8 Students	1,486	5,847	19,689	27,022
9-12 Students	863	3,125	10,583	14,571
Total	**2,349**	**8,972**	**30,272**	**41,593**

2022-2023 WCS Enrollment
27,022
14,571
41,593

Housing Units by Number of Bedrooms in Williamson County				
Description	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
Housing Units	18,725	28,771	46,922	94,418

2023 Housing Units
94,418

Source: TischlerBise estimates for Williamson County using U.S. Census Bureau, 2019-2023 ACS Unweighted PUMS for Tennessee PUMAs 2101 & 2102 calibrated to 2022-2023 WCS enrollment.

WCS Student Generation Rates by Number of Bedrooms

To estimate the number of WCS students per housing unit by grade level, the analysis divides the adjusted number of WCS students by grade level and number of bedrooms shown at the top of Figure 6 by the total number of housing units in Williamson County. As shown in Figure 7, a unit with 0-2 bedrooms generates 0.079 K-8 students and 0.046 9-12 students for a total of 0.125 public school students per unit. A 3-bedroom unit generates 0.203 K-8 students and 0.109 9-12 students for a total of 0.312 public school students per unit. A unit with 4+ bedrooms generates 0.420 K-8 students and 0.226 9-12 students for a total of 0.645 public school students per unit.

Student generation rates are shown with three decimal places, but it is often easier to understand the rates based on the expected number of students from 100 housing units. For example, the countywide average is 0.441 public school students per housing unit, so Williamson County should expect 100 new housing units to generate approximately 44 additional public school students (100 units X 0.441 public school students per unit). Continuing the example, those 100 housing units are expected to generate 29 K-8 students (100 units X 0.286 K-8 students per unit) and 15 9-12 students (100 units X 0.154 9-12 students per unit).

Figure 7: WCS Student Generation Rates by Number of Bedrooms

WCS Students per Housing Unit by Number of Bedrooms				
Grade Level	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
K-8 Students	**0.079**	**0.203**	**0.420**	**0.286**
9-12 Students	**0.046**	**0.109**	**0.226**	**0.154**
Total	**0.125**	**0.312**	**0.645**	**0.441**

Source: TischlerBise estimates for Williamson County using U.S. Census Bureau, 2019-2023 ACS Unweighted PUMS for Tennessee PUMAs 2101 & 2102 calibrated to 2022-2023 WCS enrollment.

WCS Student Generation Rates by Dwelling Unit Size

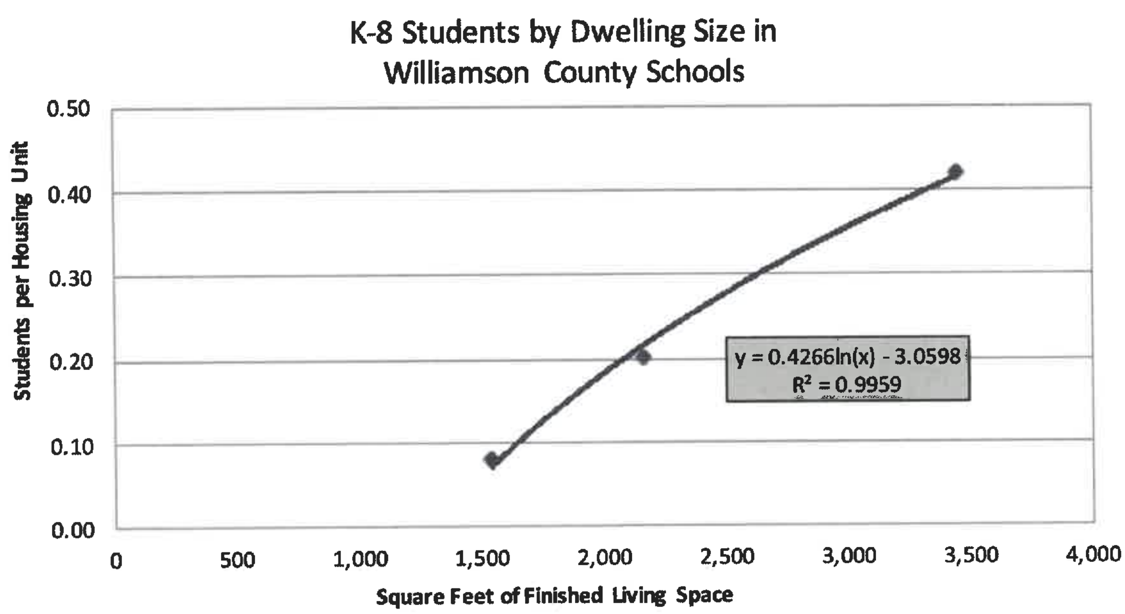
To convert student generation rates by bedroom count to student generation rates by dwelling size, TischlerBise uses data from the U.S. Census Bureau's Survey of Construction Microdata (2023) for Region 6 (East South Central). Census data indicate that dwelling units in this region average 1,582 square feet for units with up to two bedrooms, 2,161 square feet for three-bedroom units, and 3,446 square feet for units with four or more bedrooms. TischlerBise uses these averages to conduct a fitted curve analysis to determine the student generation rates for various size ranges.

K-8 Student Generation Rates

Shown below, Figure 8 includes student generation rates for grades K-8 by dwelling unit size.

Figure 8: WCS Student Generation Rates for Grades K-8 by Dwelling Size

Average dwelling size by bedroom range is from 2023 Survey of Construction Microdata, U.S. Census Bureau. Average students per housing unit by bedroom range are derived from 2019-2023 ACS PUMS data for Tennessee PUMAs 2101 & 2102 (Williamson County).	Actual Averages per Housing Unit			Fitted-Curve Values	
	Bedrooms	Square Feet	Students	Square Feet	K-8 SGR
	0-2	1,542	0.079	1,399 or less	0.030
	3	2,161	0.203	1,400 - 1,899	0.161
	4+	3,446	0.420	1,900 - 2,399	0.260
				2,400 - 2,899	0.341
				2,900 - 3,399	0.409
				3,400 or more	0.468

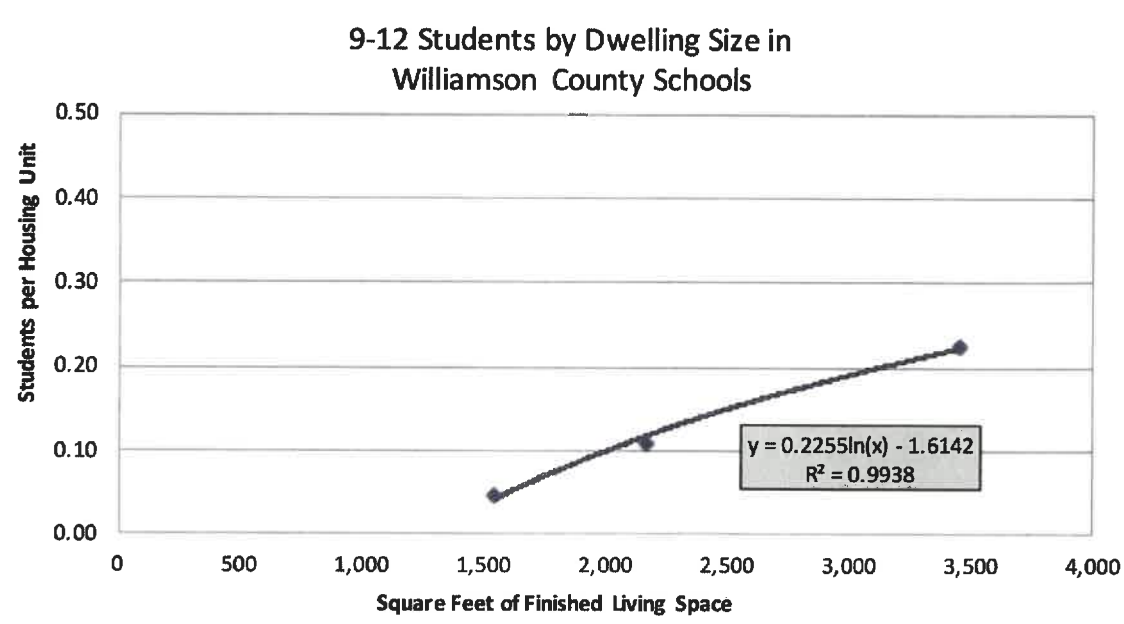


9-12 Student Generation Rates

Shown below, Figure 9 includes student generation rates for grades 9-12 by dwelling unit size.

Figure 9: WCS Student Generation Rates for Grades 9-12 by Dwelling Size

Average dwelling size by bedroom range is from 2023 Survey of Construction Microdata, U.S. Census Bureau. Average students per housing unit by bedroom range are derived from 2019-2023 ACS PUMS data for Tennessee PUMAs 2101 & 2102 (Williamson County).	Actual Averages per Housing Unit			Fitted-Curve Values	
	Bedrooms	Square Feet	Students	Square Feet	9-12 SGR
	0-2	1,542	0.046	1,399 or less	0.019
	3	2,161	0.109	1,400 - 1,899	0.088
	4+	3,446	0.226	1,900 - 2,399	0.141
				2,400 - 2,899	0.184
				2,900 - 3,399	0.219
				3,400 or more	0.250



Summary of Student Generation Rates by Dwelling Size

Figure 10 includes a summary of student generation rates by dwelling size for residential development served by Williamson County Schools. This analysis uses the student generation rates shown below to calculate education facility impact fees.

Figure 10: WCS Student Generation Rates by Dwelling Size

WCS Students by Dwelling Size			
Dwelling Unit Size	K-8	9-12	Total
1,399 square feet or less	0.030	0.019	0.049
1,400 - 1,899 square feet	0.161	0.088	0.249
1,900 - 2,399 square feet	0.260	0.141	0.401
2,400 - 2,899 square feet	0.341	0.184	0.525
2,900 - 3,399 square feet	0.409	0.219	0.628
3,400 square feet or more	0.468	0.250	0.718

HISTORICAL ENROLLMENT

Figure 11 includes historical enrollment from the 2021-2022 school year to the current 2025-2026 school year. Since the 2021-2022 school year, WCS has experienced a K-8 enrollment decrease of 515 students, and a 9-12 enrollment decrease of 105 students, for an overall decrease of 620 students. Projected enrollment for the 2026-2027 school year, provided by Williamson County Schools, equals 40,533 students. Compared to the current 2025-2026 school year, this represents a K-8 enrollment decrease of 301 students and a 9-12 enrollment increase of 89 students.

Figure 11: Historical Enrollment

School Year	K-8 School	9-12 School	Total Enrollment
2021-2022	26,949	14,416	41,365
2022-2023	27,022	14,571	41,593
2023-2024	27,030	14,386	41,416
2024-2025	26,755	14,344	41,099
2025-2026	26,434	14,311	40,745
2026-2027	26,133	14,400	40,533

Source: Williamson County Schools

PROJECTED ENROLLMENT

To project enrollment beyond the 2026-2027 estimates provided by Williamson County Schools, the analysis uses the ratio of 2026-2027 student enrollment to 2026 population projections for Williamson County residents from five to nineteen years old published by the Tennessee State Date Center (Boyd Center from Business and Economic Research, 2022-2070 population projections). TischlerBise applies this ratio to Tennessee State Date Center population projections through 2045.

As shown in Figure 12, enrollment in the 2025-2026 school year includes 40,745 students, and projections for the 2035-2036 school year include 47,160 students. The analysis requires enrollment projections beyond 10 years to determine debt service credits (discussed later in this report), so Figure 12 includes enrollment projections through the 2045-2046 school year. Using this approach, projected enrollment growth includes 6,415 students during the next 10 years and 14,434 students during the next 20 years.

Figure 12: Projected Enrollment

Projected Enrollment				
Projection Year	School Year	K-8 School	9-12 School	Total Enrollment
Base	2025-2026	26,434	14,311	40,745
1	2026-2027	26,133	14,400	40,533
2	2027-2028	26,493	14,598	41,091
3	2028-2029	26,868	14,805	41,673
4	2029-2030	27,260	15,021	42,281
5	2030-2031	27,680	15,253	42,933
6	2031-2032	28,202	15,540	43,742
7	2032-2033	28,743	15,838	44,581
8	2033-2034	29,295	16,142	45,437
9	2034-2035	29,854	16,450	46,304
10	2035-2036	30,406	16,754	47,160
11	2036-2037	30,926	17,041	47,967
12	2037-2038	31,441	17,325	48,766
13	2038-2039	31,953	17,607	49,560
14	2039-2040	32,466	17,890	50,356
15	2040-2041	32,981	18,174	51,155
16	2041-2042	33,498	18,459	51,957
17	2042-2043	34,017	18,744	52,761
18	2043-2044	34,537	19,031	53,568
19	2044-2045	35,055	19,316	54,371
20	2045-2046	35,576	19,603	55,179
10-Year Change		3,972	2,443	6,415
20-Year Change		9,142	5,292	14,434

Source: TischlerBise projections based on WCS enrollment data and Tennessee State Data Center 2022-2070 population projections

Education Facility Impact Fees

Methodology

The education facility impact fees use an incremental expansion approach, which documents the current levels of service for public facilities in both quantitative and qualitative measures. The intent is to use impact fee revenue to expand existing facilities or provide additional facilities to accommodate new development based on the current level-of-service standards and costs to provide capital improvements. The education facility impact fees include components for school facilities, land, buses, and credits for existing and future debt service.

Service Area

Williamson County includes two public school systems. Franklin Special District (FSD) provide K-8 schools, but they do not provide high schools. Williamson County Schools (WCS) provide K-8 schools for the portion of Williamson County not served by FSD and high schools for all areas in Williamson County. This report details only education facility impact fees for WCS. Williamson County will assess education facility impact fees to all new residential development; however, new residential development located in FSD will only pay the high school component of the education facility impact fees since this development provides no impact to WCS K-8 schools.

TischlerBise recommends one impact fee service areas based on the WCS attendance zone. As new development generates demand for additional school capacity, WCS will review and adjust attendance zones for the entire district. This method of attendance zone review ensures all students receive a high quality of education at the current level-of-service standards.

Level-of-Service Standards

This section provides current inventories and level-of-service standards for school facilities, land, and buses owned by Williamson County Schools. This analysis uses data contained in these tables to determine infrastructure standards needed to calculate education facility impact fees.

K-8 School Facilities and Land – Incremental Expansion

Figure 13 includes the current inventory and levels of service for K-8 schools. For the 2025-2026 school year, Williamson County Schools provide 4,541,160 square feet of school facilities, 1,067.97 acres of land, and permanent capacity to serve 35,180 students. The existing level of service is 129.08 square feet of school facilities per permanent student station (4,541,160 square feet / 35,180 student capacity) and 0.030 acres per permanent student station (1,067.97 acres / 35,180 student capacity). Current K-8 school capacity utilization is 75 percent (26,434 students / 35,180 student capacity), so there are no existing deficiencies. The analysis uses current capacity to calculate level-of-service standards to ensure new development is charged for the same level of service provided to existing development.

Figure 13: Existing Level of Service

Existing K-8 Schools	Building Square Feet	Site Acreage	Permanent Student Stations	2025-26 Enrollment	Utilization
Allendale ES	118,059	24.25	890	541	61%
Amanda H. North ES	121,406	22.76	890	524	59%
Arrington ES	121,406	100.04	890	744	84%
Bethesda ES	79,635	35.65	760	611	80%
Brentwood MS	211,230	12.98	1,460	1,101	75%
Chapman's Retreat ES	85,735	17.41	790	529	67%
Clovercroft ES	118,992	22.62	890	668	75%
College Grove ES	66,491	22.62	570	394	69%
Creekside ES	121,089	67.69	890	746	84%
Crockett ES	86,931	15.20	850	564	66%
Edmondson ES	84,681	23.53	790	561	71%
Fairview ES	66,011	11.19	660	412	62%
Fairview MS	109,003	23.80	660	488	74%
Grassland ES	83,892	21.58	780	410	53%
Grassland MS	135,148	30.01	1,040	775	75%
Heritage ES[3]	82,314	13.70	760	579	76%
Heritage MS	137,389	32.40	1,060	830	78%
Hillsboro EMS	113,052	31.44	810	489	60%
Hunters Bend ES	82,000	22.06	760	349	46%
Jordan ES	121,089	70.73	890	586	66%
Kenrose ES	92,502	20.01	850	731	86%
Lipscomb ES	78,434	21.89	760	508	67%
Longview ES	120,681	21.00	890	534	60%
Legacy MS	187,896	34.99	960	585	61%
Mill Creek ES/MS	233,880	17.90	1,640	1,501	92%
Nolensville ES	118,059	16.94	850	839	99%
Oak View ES	73,759	20.89	640	441	69%
Page MS	205,700	24.60	1,600	1,503	94%
Pearre Creek ES	118,992	13.99	890	580	65%
Scales ES	88,309	24.76	830	582	70%
Spring Station MS	136,494	31.76	860	744	87%
Sunset ES/MS	232,271	64.09	1,600	1,291	81%
Thompson Station ES/MS	233,880	46.87	1,640	1,366	83%
Trinity ES	86,932	16.97	830	730	88%
Walnut Grove ES	86,745	18.14	830	560	67%
Westwood ES	86,870	20.26	760	525	69%
Winstead ES	88,888	22.36	700	539	77%
Woodland MS	125,315	8.89	960	974	101%
Total	4,541,160	1,067.97	35,180	26,434	75%

Level-of-Service (LOS) Standards		
K-8 Schools	Square Feet	Acres
LOS per Permanent Station	129.08	0.030

Source: Williamson County Schools. Enrollment does not include PK/EC.

9-12 School Facilities and Land – Incremental Expansion

For the 2025-2026 school year, Williamson County Schools provide 575.35 acres of land, 2,562,770 square feet of school facilities, and permanent capacity to serve 17,321 students. The existing level of service is 147.96 square feet of school facilities per permanent student station (2,562,770 square feet / 17,321 student capacity) and 0.033 acres per permanent student station (575.35 acres / 17,321 student capacity). Current 9-12 school capacity utilization is 83 percent (14,311 students / 17,321 student capacity), so there are no existing deficiencies. The analysis uses current capacity to calculate level-of-service standards to ensure new development is charged for the same level of service provided to existing development.

Figure 14: Existing Level of Service

Existing 9-12 Schools	Building Square Feet	Site Acreage	Permanent Student Stations	2025-26 Enrollment	Utilization
Brentwood HS	306,767	37.97	2,000	1,539	77%
Centennial HS	260,164	52.24	1,758	1,294	74%
Fairview HS	190,232	51.60	1,042	671	64%
Franklin HS	315,999	46.63	2,000	1,675	84%
Independence HS	295,467	106.83	2,200	2,055	93%
Nolensville HS	263,196	75.80	1,671	1,578	94%
Page HS	309,377	49.59	2,100	1,524	73%
Ravenwood HS	299,585	81.76	2,200	2,033	92%
Renaissance HS	17,361	1.20	150	171	114%
Summit HS	304,622	71.73	2,200	1,649	75%
Virtual	0	0.00	0	122	N/A
Total	2,562,770	575.35	17,321	14,311	83%

Level-of-Service (LOS) Standards		
9-12 Schools	Square Feet	Acres
LOS per Permanent Station	147.96	0.033

Source: Williamson County Schools.

Buses – Incremental Expansion

Williamson County Schools currently provide a fleet of 273 buses to serve existing enrollment and plan to acquire additional buses to serve future development. The total cost of the existing fleet is $45,653,000. The average cost is $167,227 per bus, and the analysis uses this as a proxy for future growth-related bus costs. The existing level of service is 0.007 buses per student (273 buses / 40,745 students).

Figure 15: Existing Level of Service

Existing Buses	Units	Unit Cost	Total
General Education	211	$167,000	$35,237,000
Special Education / Transition	62	$168,000	$10,416,000
Total	273	$167,227	$45,653,000

Level-of-Service (LOS) Standards	
Existing Buses	273
Enrollment	40,745
Buses per Student	0.007

Source: Williamson County Schools

Capacity Utilization

Williamson County Schools currently provide permanent capacity to serve 52,501 students. This includes capacity to serve 35,180 students in grades K-8 and 17,321 students in grades 9-12.

K-8 School Capacity Utilization

As student enrollment increases, new development will demand additional K-8 school capacity. Williamson County Schools plan to construct permanent capacity to serve 4,760 students during the next 10 years. Based on projected enrollment, 2035-2036 K-8 school capacity utilization will increase to approximately 76 percent of permanent capacity. Without additional capacity, 2035-2036 capacity utilization will increase to 86 percent of permanent capacity.

Figure 16: Projected K-8 School Capacity Utilization

K-8 Schools				
School Year	Enrollment	New Capacity	Permanent Capacity	Utilization
2025-2026	26,434	0	35,180	75%
2026-2027	26,133	0	35,180	74%
2027-2028	26,493	0	35,180	75%
2028-2029	26,868	0	35,180	76%
2029-2030	27,260	1,090	36,270	75%
2030-2031	27,680	890	37,160	74%
2031-2032	28,202	2,780	39,940	71%
2032-2033	28,743	0	39,940	72%
2033-2034	29,295	0	39,940	73%
2034-2035	29,854	0	39,940	75%
2035-2036	30,406	0	39,940	76%
10-Yr Change	3,972	4,760	4,760	1%
Utilization Without New Capacity				86%

9-12 School Capacity Utilization

As student enrollment increases, new development will demand additional 9-12 school capacity. Williamson County Schools plan to construct permanent capacity to serve 1,000 students during the next 10 years. Based on projected enrollment, 2035-2036 capacity utilization will increase to 91 percent of permanent capacity. Without additional capacity, 2035-2036 capacity utilization will increase to 97 percent of permanent capacity.

Figure 17: Projected 9-12 School Capacity Utilization

9-12 Schools				
School Year	Enrollment	New Capacity	Permanent Capacity	Utilization
2025-2026	14,311	0	17,321	83%
2026-2027	14,400	0	17,321	83%
2027-2028	14,598	0	17,321	84%
2028-2029	14,805	0	17,321	85%
2029-2030	15,021	0	17,321	87%
2030-2031	15,253	500	17,821	86%
2031-2032	15,540	500	18,321	85%
2032-2033	15,838	0	18,321	86%
2033-2034	16,142	0	18,321	88%
2034-2035	16,450	0	18,321	90%
2035-2036	16,754	0	18,321	91%
10-Yr Change	2,443	1,000	1,000	9%
Utilization Without New Capacity				97%

School Facility Construction Cost

Williamson County Schools plan to construct additional student capacity to serve new development. Figure 18 includes growth-related capacity projects with a total cost of $441,000,000, and this analysis uses these projects as a proxy for future school facility costs. Construction costs for K-8 schools range between $500 and $554 per square foot, with an average cost of $537 per square foot. Construction costs for 9-12 schools equal $391 per square foot.

Figure 18: School Facility Construction Cost

Future Facility	Grade Level	School Year	Total Cost	Square Feet	Permanent Capacity	Cost per Square Foot
MS (Split Log Property)	K-8	2029-2030	$103,000,000	190,000	1,000	$542
ES Northeast (McFarlin Road Area)	K-8	2030-2031	$67,000,000	121,000	890	$554
MS East (Cox Road)	K-8	2031-2032	$95,000,000	190,000	1,000	$500
Nolensville HS Addition	9-12	2030-2031	$18,000,000	46,000	500	$391
ES South (Spring Hill/Thompson's Station)	K-8	2031-2032	$67,000,000	121,000	890	$554
ES West (Fairview)	K-8	2031-2032	$67,000,000	121,000	890	$554
Centenial HS Addition	9-12	2031-2032	$18,000,000	46,000	500	$391
Spring Station MS Performing Arts Center	K-8	2029-2030	$6,000,000	11,000	90	$545
Total			**$441,000,000**	**846,000**	**5,760**	**$521**
Subtotal - K-8 School	K-8		$405,000,000	754,000	4,760	$537
Subtotal - 9-12 School	9-12		$36,000,000	92,000	1,000	$391

Source: Williamson County Schools

Land Acquisition Cost

Williamson County Schools will need to purchase land for future K-8 school sites to accommodate school capital needs to serve new development. Figure 19 includes potential growth-related land acquisitions provided by WCS staff equal to $7,400,000 to acquire 33 acres. This analysis uses the average cost of $224,242 per acre as a proxy for future K-8 land acquisition costs. Williamson County Schools plan to expand existing 9-12 schools, so this analysis does not include land acquisition costs for 9-12 schools.

Figure 19: Land Acquisition Cost

Future Land Acquisition	Grade Level	Year	Total Cost	Acres	Cost per Acre
Fairview	K-8	2031	$3,400,000	13.0	$261,538
June Lakes - Spring Hill	K-8	2031	$4,000,000	20.0	$200,000
Total			**$7,400,000**	**33.0**	**$224,242**

Source: Williamson County Schools

Bus Cost

Williamson County Schools currently provide a fleet of 273 buses. The total cost of the existing fleet is $45,653,000, and the average cost of the existing fleet is $167,227 per bus ($45,653,000 total cost / 273 buses). The analysis uses $167,227 per bus as a proxy for future growth-related bus costs.

Figure 20: Bus Cost

Existing Buses	Units	Unit Cost	Total
General Education	211	$167,000	$35,237,000
Special Education / Transition	62	$168,000	$10,416,000
Total	273	$167,227	$45,653,000

Source: Williamson County Schools

Credit for Offsetting Revenues

Williamson County has two privilege taxes. The first privilege tax is dedicated to schools with 30 percent going to the municipalities. The second privilege tax, which Williamson County has sole discretion on its use, includes allocating revenue to schools. In addition, Williamson County allocates varying percentages of privilege tax to debt service, meaning there is an annual fluctuation of revenue from both privilege tax and General Fund revenue that could potentially be construed as a "double payment." There is also General Fund and privilege tax revenue that can potentially be used for non-debt expenditures on capacity and/or technology, etc. Since Williamson County imposes two privilege taxes on new development, a credit is necessary since new residential units will pay the education facility impact fee and will also contribute to future school capacity projects through the payment of one-time privilege taxes. Rather than devise a complicated credit system requiring annual adjustments based on budgeted expenditures or some other alternative, TischlerBise proposes a rather straightforward method which is conservative in nature and likely overestimates the credits.

Existing Debt

Williamson County Schools debt-financed recent school capacity expansions, so the analysis includes a credit for future debt service payments on existing debt. A credit is necessary since new residential units will pay the education facility impact fee and will also contribute to future debt service payments on the remaining debt through privilege taxes and/or property taxes.

As shown in Figure 21, principal and interest payments related to existing debt equal $534,697,268 for K-8 schools and $310,383,311 for 9-12 schools. To calculate the annual payment per student, the analysis divides annual principal and interest payments by projected student enrollment. For example, in the 2025-2026 school year, dividing the K-8 schools annual payment of $41,571,970 by 26,434 K-8 students equals $1,573 per student. To account for the time value of money, the analysis calculates the net present value of future debt service payments per student using a discount rate of 5.00 percent (based on the most recent debt issuance). The net present value of existing debt service payments is $13,371 per K-8 student and $14,053 per 9-12 student. The analysis deducts this amount from the gross capital cost per student to calculate the net capital cost per student.

Figure 21: Credits for Existing Debt

Existing Debt for K-8 Schools			
School Year	Principal and Interest	Projected K-8 Enrollment	Payment per Student
2025-2026	$41,571,970	26,434	$1,573
2026-2027	$42,059,026	26,133	$1,609
2027-2028	$42,040,825	26,493	$1,587
2028-2029	$40,372,969	26,868	$1,503
2029-2030	$38,848,253	27,260	$1,425
2030-2031	$36,518,367	27,680	$1,319
2031-2032	$36,519,954	28,202	$1,295
2032-2033	$36,564,679	28,743	$1,272
2033-2034	$36,221,668	29,295	$1,236
2034-2035	$30,374,588	29,854	$1,017
2035-2036	$29,346,000	30,406	$965
2036-2037	$28,358,281	30,926	$917
2037-2038	$25,679,425	31,441	$817
2038-2039	$20,084,425	31,953	$629
2039-2040	$16,453,200	32,466	$507
2040-2041	$10,386,475	32,981	$315
2041-2042	$10,396,663	33,498	$310
2042-2043	$8,627,900	34,017	$254
2043-2044	$2,712,600	34,537	$79
2044-2045	$1,560,000	35,055	$45
Total	$534,697,268		$18,673
		Discount Rate[1]	5.00%
		Net Present Value	$13,371

Source: Williamson County Schools

1. Interest rate of most recent Williamson County debt issuance

Existing Debt for 9-12 Schools			
School Year	Principal and Interest	Projected 9-12 Enrollment	Payment per Student
2025-2026	$24,008,959	14,311	$1,678
2026-2027	$24,586,908	14,400	$1,707
2027-2028	$24,339,356	14,598	$1,667
2028-2029	$23,637,274	14,805	$1,597
2029-2030	$23,192,448	15,021	$1,544
2030-2031	$21,135,132	15,253	$1,386
2031-2032	$21,123,676	15,540	$1,359
2032-2033	$21,137,323	15,838	$1,335
2033-2034	$20,855,427	16,142	$1,292
2034-2035	$15,813,333	16,450	$961
2035-2036	$14,457,773	16,754	$863
2036-2037	$14,451,735	17,041	$848
2037-2038	$14,260,294	17,325	$823
2038-2039	$11,901,188	17,607	$676
2039-2040	$10,684,331	17,890	$597
2040-2041	$7,311,344	18,174	$402
2041-2042	$7,026,963	18,459	$381
2042-2043	$5,682,225	18,744	$303
2043-2044	$3,659,625	19,031	$192
2044-2045	$1,118,000	19,316	$58
Total	$310,383,311		$19,669
		Discount Rate[1]	5.00%
		Net Present Value	$14,053

Source: Williamson County Schools

1. Interest rate of most recent Williamson County debt issuance

Future Debt

Williamson County will likely issue debt to fund construction of school facilities and land acquisition, so the analysis includes a credit for future debt. To prevent a "double payment" through the impact fee and through privilege taxes and/or future property taxes, this analysis includes a larger credit than legally required. The school facilities cost shown in Figure 18 is $405,000,000 for K-8 schools and $36,000,000 for 9-12 schools, and the land acquisition cost shown in Figure 19 is $7,400,000 for K-8 schools. The principal cost of anticipated school construction is $412,400,000 for K-8 schools and $36,000,000 for 9-12 schools.

TischlerBise estimates future principal and interest payments on 20-year bonds issued in the 2025-2026 school year equal to anticipated school construction. Shown in Figure 22, projected future debt service is $653,197,792 for K-8 schools and $57,020,176 for 9-12 schools. To calculate the annual payment per student, the analysis divides annual principal and interest payments by projected student enrollment. To account for the time value of money, the analysis calculates the net present value of future debt service payments per student using a discount rate of 5.00 percent (based on the most recent debt issuance). The net present value of future debt service payments is $13,947 per K-8 student and $2,213 per 9-12 student. The analysis deducts this amount from the gross capital cost per student to calculate the net capital cost per student.

Figure 22: Credits for Future Debt

Future Debt for K-8 Schools			
School Year	Principal and Interest	Projected K-8 Enrollment	Payment per Student
2025-2026	$32,659,890	26,434	$1,236
2026-2027	$32,659,890	26,133	$1,250
2027-2028	$32,659,890	26,493	$1,233
2028-2029	$32,659,890	26,868	$1,216
2029-2030	$32,659,890	27,260	$1,198
2030-2031	$32,659,890	27,680	$1,180
2031-2032	$32,659,890	28,202	$1,158
2032-2033	$32,659,890	28,743	$1,136
2033-2034	$32,659,890	29,295	$1,115
2034-2035	$32,659,890	29,854	$1,094
2035-2036	$32,659,890	30,406	$1,074
2036-2037	$32,659,890	30,926	$1,056
2037-2038	$32,659,890	31,441	$1,039
2038-2039	$32,659,890	31,953	$1,022
2039-2040	$32,659,890	32,466	$1,006
2040-2041	$32,659,890	32,981	$990
2041-2042	$32,659,890	33,498	$975
2042-2043	$32,659,890	34,017	$960
2043-2044	$32,659,890	34,537	$946
2044-2045	$32,659,890	35,057	$932
Total	$653,197,792		$21,814
		Discount Rate[1]	5.00%
		Net Present Value	$13,947

Source: Williamson County Schools

1. Interest rate of most recent Williamson County debt issuance

Future Debt for 9-12 Schools			
School Year	Principal and Interest	Projected 9-12 Enrollment	Payment per Student
2025-2026	$2,851,009	14,311	$199
2026-2027	$2,851,009	14,400	$198
2027-2028	$2,851,009	14,598	$195
2028-2029	$2,851,009	14,805	$193
2029-2030	$2,851,009	15,021	$190
2030-2031	$2,851,009	15,253	$187
2031-2032	$2,851,009	15,540	$183
2032-2033	$2,851,009	15,838	$180
2033-2034	$2,851,009	16,142	$177
2034-2035	$2,851,009	16,450	$173
2035-2036	$2,851,009	16,754	$170
2036-2037	$2,851,009	17,041	$167
2037-2038	$2,851,009	17,325	$165
2038-2039	$2,851,009	17,607	$162
2039-2040	$2,851,009	17,890	$159
2040-2041	$2,851,009	18,174	$157
2041-2042	$2,851,009	18,459	$154
2042-2043	$2,851,009	18,744	$152
2043-2044	$2,851,009	19,031	$150
2044-2045	$2,851,009	19,318	$148
Total	$57,020,176		$3,459
		Discount Rate[1]	5.00%
		Net Present Value	$2,213

Source: Williamson County Schools

1. Interest rate of most recent Williamson County debt issuance

EDUCATION FACILITY IMPACT FEE INPUT VARIABLES

Figure 23 includes factors used to derive education facility impact fees for Williamson County Schools. Education facility impact fees are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level-of-service standards are based on capital costs per student for school facilities, land, and buses discussed in the previous sections.

The gross capital cost per student is the sum of capital costs related to school facilities, land, and buses. For example, the K-8 school calculation is as follows: $69,335 (school facilities) + $6,807 (land) + $1,20 (buses) = $77,262 gross capital cost per K-8 school student.

The net capital cost per student is the sum of the gross capital cost per student and the proposed credits per student. Continuing with the K-8 school example, the calculation is as follows: $77,262 (gross capital cost per student) - $13,371 (existing debt credit) - $13,947 (future debt credit) = $49,944 net capital cost per K-8 school student. The analysis uses the same approach for 9-12 school students.

Figure 23: Education Facility Impact Fee Input Variables

Level-of-Service Standards		
Fee Component	K-8 Schools	9-12 Schools
School Facility		
Square Feet per Student	129.08	147.96
Cost per Square Foot	$537	$391
School Facility Cost per Student	$69,335	$57,896
Land		
Acres per Student	0.030	0.000
Cost per Acre	$224,242	$0
Land Cost per Student	$6,807	$0
Bus		
Buses per Student	0.007	0.007
Cost per Bus	$167,227	$167,227
Bus Cost per Student	$1,120	$1,120

Capital Cost per Student		
Fee Component	K-8 Schools	9-12 Schools
School Facility Cost	$69,335	$57,896
Land Cost	$6,807	$0
Bus Cost	$1,120	$1,120
Gross Capital Cost Per Student	$77,262	$59,016
Credit - Existing Debt	($13,371)	($14,053)
Credit - Future Debt	($13,947)	($2,213)
Net Capital Cost per Student	$49,944	$42,750

Maximum Supportable Education Facility Impact Fees

Outside Franklin Special District

Figure 24 shows the schedule of maximum supportable education facility impact fees by dwelling size for residential development outside Franklin Special District. The maximum supportable education facility impact fees are calculated by multiplying the net capital cost per student by the student generation rates.

The maximum supportable education facility impact fee for a housing unit with 2,000 square feet is $19,013 per unit. The K-8 school portion of $12,985 is calculated by multiplying the net capital cost of $49,944 per K-8 student by the student generation rate of 0.260 K-8 students per unit. The 9-12 school portion of $6,028 is calculated by multiplying the net capital cost of $42,750 per 9-12 student by the student generation rate of 0.141 9-12 students per unit.

Figure 24: Maximum Supportable Education Facility Impact Fees Outside Franklin Special District

WCS Students per Housing Unit			
Dwelling Unit Size	K-8 Students	9-12 Students	Total
1,399 square feet or less	0.030	0.019	**0.049**
1,400 - 1,899 square feet	0.161	0.088	**0.249**
1,900 - 2,399 square feet	0.260	0.141	**0.401**
2,400 - 2,899 square feet	0.341	0.184	**0.525**
2,900 - 3,399 square feet	0.409	0.219	**0.628**
3,400 square feet or more	0.468	0.250	**0.718**

Capital Cost per Student		
Net Capital Cost per Student	$49,944	$42,750

Education Impact Fees per Housing Unit (Outside Franklin Special District)			
Dwelling Unit Size	K-8 Schools	9-12 Schools	Maximum Supportable Fees
1,399 square feet or less	$1,498	$812	**$2,310**
1,400 - 1,899 square feet	$8,041	$3,762	**$11,803**
1,900 - 2,399 square feet	$12,985	$6,028	**$19,013**
2,400 - 2,899 square feet	$17,031	$7,866	**$24,897**
2,900 - 3,399 square feet	$20,427	$9,362	**$29,789**
3,400 square feet or more	$23,374	$10,688	**$34,062**

Inside Franklin Special District

Figure 25 shows the schedule of maximum supportable education facility impact fees by dwelling size for residential development inside Franklin Special District. The maximum supportable education facility impact fees are calculated by multiplying the net capital cost per student by the student generation rates. As previously noted, two school systems serve Williamson County – Williamson County Schools (WCS) and Franklin Special District (FSD). Students living in FSD attend these schools from kindergarten to eighth grade, after which they attend WCS high schools. This report details only education facility impact fees for Williamson County Schools. Williamson County will assess new residential development located in FSD for only the high school component of the education facility impact fee, since students generated from these homes will only attend WCS for high school.

The maximum supportable education facility impact fee for a housing unit with 2,000 square feet is $6,028 per unit. The 9-12 school portion of $6,028 is calculated by multiplying the net capital cost of $42,750 per 9-12 student by the student generation rate of 0.141 9-12 students per unit.

Figure 25: Maximum Supportable Education Facility Impact Fees Inside Franklin Special District

WCS Students per Housing Unit (Franklin Special School District)			
Dwelling Unit Size	K-8 Students	9-12 Students	Total
1,399 square feet or less	N/A	0.019	**0.019**
1,400 - 1,899 square feet	N/A	0.088	**0.088**
1,900 - 2,399 square feet	N/A	0.141	**0.141**
2,400 - 2,899 square feet	N/A	0.184	**0.184**
2,900 - 3,399 square feet	N/A	0.219	**0.219**
3,400 square feet or more	N/A	0.250	**0.250**

Capital Cost per Student		
Net Capital Cost per Student	N/A	$42,750

Education Impact Fees per Housing Unit (Inside Franklin Special District)			
Dwelling Unit Size	K-8 Schools	9-12 Schools	Maximum Supportable Fees
1,399 square feet or less	N/A	$812	**$812**
1,400 - 1,899 square feet	N/A	$3,762	**$3,762**
1,900 - 2,399 square feet	N/A	$6,028	**$6,028**
2,400 - 2,899 square feet	N/A	$7,866	**$7,866**
2,900 - 3,399 square feet	N/A	$9,362	**$9,362**
3,400 square feet or more	N/A	$10,688	**$10,688**

IMPLEMENTATION AND ADMINISTRATION

ACCOUNTING

Education facility impact fees should be paid at the time of building permit. Certain accounting procedures should be followed by Williamson County. For example, monies received should be placed in a separate fund and accounted for separately and may only be used for the purposes authorized in the impact fee ordinance. Interest earned on monies in the separate fund should be credited to the fund.

SITE-SPECIFIC CREDITS

A site-specific credit should be considered for contributions of system improvements that have been included in the education facility impact fee calculations. If a developer constructs the type of system improvements included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against that portion of the fee. The latter option is more difficult to administer because it creates unique fees for specific geographic areas. Based on TischlerBise's experience, it is better for Williamson County to establish a reimbursement agreement with the developer constructing the system improvement. The reimbursement agreement should be limited to a payback period of no more than ten years and Williamson County should not pay interest on the outstanding balance. The developer must provide sufficient documentation of the actual cost incurred for the system improvement. Williamson County should only agree to pay the lesser of the actual construction cost or the estimated cost used in the impact fee analysis. If Williamson County pays more than the cost used in the fee analysis, there will be insufficient fee revenue. Reimbursement agreements should only obligate Williamson County to reimburse developers annually according to actual fee collections from the benefiting area.

COLLECTION AND EXPENDITURE ZONES

The reasonableness of impact fees is determined in part by their relationship to the local government's burden to provide necessary public facilities. The need to show a substantial benefit usually requires communities to evaluate collection and expenditure zones for public facilities that have distinct geographic service areas. For Williamson County Schools, one area is appropriate because capacity improvements are needed at all levels throughout Williamson Counzy and zWilliamson County Schools may adjust attendance zones to accommodate growth and available capacity.

z

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-18
Requested by: Mental Health Court

RESOLUTION APPROVING A FULL-TIME COORDINATOR FOR THE WILLIAMSON COUNTY MENTAL HEALTH COURT

WHEREAS, the Williamson County Mental Health Court ("Mental Health Court") is presided over by Judge Taylor and is a specialized treatment court for eligible justice involved individuals experiencing mental health conditions; and

WHEREAS, the coordination of the Mental Health Court was formerly outsourced to a third-party organization, but a need has emerged for the coordinator be an employee of the County; and

WHEREAS, the Mental Health Court is in need of a full-time coordinator to collaborate between the court, treatment providers, and community partners to support participants with behavioral health needs; and

WHEREAS, the Mental Health Court Coordinator monitors compliance, connects participants to services, and helps guide participants towards stability, accountability, and successful program completion; and

WHEREAS, the coordinator salary will be $60,000 plus taxes, benefits, and retirement and the Mental Health Court is seeking grant funds to finance such salary and benefit expenses; and

WHEREAS, it is understood that should grant funds not be appropriated for this position or if the grant funds are fully expended, the position will cease to exist; and

WHEREAS, the Williamson County Board of Commissioners has determined that it is in the interest of the citizens of Williamson County to authorize the creation of a new coordinator position to coordinate the Mental Health Court program:

NOW, THEREFORE, BE IT RESOLVED that the Williamson County Board of Commissioners, meeting in regular session, this the 9th day of March 2026, hereby authorizes the inclusion of a new full-time coordinator position for the Williamson County Mental Health Treatment Court, contingent on the receipt of adequate grant funds to finance the position.

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Human Resources Committee	For	4	Against	0				
Law Enforcement/Public Safety	For	3	Against	0				
Budget Committee	For	5	Against	0				
Commission Action Taken:	For		Against		Pass		Out	

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

Resolution No. 3-26-19
Requested by: Mayor's Office

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION TO PERMIT THE WILLIAMSON COUNTY MAYOR TO AUTHORIZE THE TEMPORARY SALE OF ALCOHOLIC BEVERAGES AT THE AGRICULTURAL EXPOSITION PARK DURING THE ANNUAL ROTARY RODEO

WHEREAS, *Tennessee Code Annotated, Section* 57-5-101, et. seq. authorizes Class A counties to prohibit the storage, sale, or manufacture of beer up to two thousand feet from any place of public gathering; and

WHEREAS, the Williamson County Board of Commissioners previously adopted resolutions specifically prohibiting the sale of alcoholic beverages on Williamson County property; and

WHEREAS, the result of the prohibition of selling alcohol on County property requires the Williamson County Board of Commissioners to review and approve an event held at the Williamson County Agricultural Exposition Park that involves the limited temporary sale of alcohol; and

WHEREAS, with the adoption of this resolution, the Board of Commissioners will temporarily repeal the previously adopted resolutions prohibiting the sale of alcohol on County property within two thousand feet of a place of public gathering in order to authorize the Franklin Noon Rotary Club permission to temporarily sell alcohol conditioned on the applicant fully satisfying all applicable laws, rules, permit requirements, and ordinances:

NOW THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March, 2026, does hereby amend and partially repeal previously adopted resolutions prohibiting the temporary sale of alcohol at the Williamson County Agricultural Exposition Park by the Franklin Noon Rotary Club during the 2026 Rodeo from May 14 to May 16, which may be within two thousand feet of a place of public gathering, to the extent required for the Williamson County Mayor to approve the temporary sale of alcohol in a confined area not open to the general public, conditioned on the Franklin Noon Rotary Club obtaining all required permits needed to temporarily sell alcohol in the limited capacity as provided herein on county owned property located within the City of Franklin;

BE IT FURTHER RESOLVED, that failure to obtain or maintain all required permits from the TABC and the City of Franklin will result in the immediate termination of Franklin Noon Rotary Club's authority to sell alcohol at the Williamson County Agricultural Exposition Park;

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective upon adoption.

Judy L Herbert
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Budget Committee	For 4	Against 0	Pass 1	
Property Committee	For ____	Against ____		
Commission Action Taken	For ____	Against ____	Pass ____	Out ____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-20
Requested by: Community Development Director

RESOLUTION OF THE GOVERNING BODY OF WILLIAMSON COUNTY, TENNESSEE TO ADOPT THE WILLIAMSON COUNTY SAFETY ACTION PLAN AND TO COMMIT TO SEEKING FUNDING FOR NEEDED SAFETY AND MOBILITY INFRASTRUCTURE PROJECTS

WHEREAS, the United States Department of Transportation has established the Safe Streets and Roads for All (SS4A) grant program to support local initiatives to prevent roadway deaths and serious injuries; and

WHEREAS, Williamson County received grant funding through the SS4A grant administered by the Tennessee Department of Transportation (TDOT), to assist jurisdictions with transportation planning efforts that determine strategies to support improvements in traffic flow, safety, mobility, and overall efficiency of the transportation system; and

WHEREAS, Williamson County has developed a comprehensive Williamson County Safety Action Plan ("Safety Action Plan") using a data driven, holistic approach to identify high-risk locations and prioritize safety improvements across the County's transportation network; and

WHEREAS, The Safety Action Plan includes supplementary alternative transportation planning with a Multimodal Greenways Master Plan; and

WHEREAS, the development of this Safety Action Plan included coordination of professional consultants, stakeholder collaboration, and a comprehensive analysis of crash data to ensure a transparent and equitable strategy for all road users; and

WHEREAS, the Safety Action Plan identifies the locations of serious crash incidents and methods to address to eliminate severe crash injuries; and

WHEREAS, the Williamson County Safety Action Plan aims to eliminate severe crashes through a phased reduction strategy of 30% within 10 years, 70% by 2050, and zero by 2075, to be achieved through updated policy, enhanced engineering standards, and data-driven systemic treatments prioritizing high-risk crash scenarios; and

WHEREAS, the Safety Action Plan ranks project priorities for each jurisdiction within Williamson County using a transparent scoring system and recommends conceptual designs for the areas scoring the highest; and

WHEREAS, The Williamson County Multimodal Greenways Plan seeks to create a safe, accessible, and connected countywide network of greenways; and

WHEREAS, the Greenways Plan envisions an integrated system of shared-use paths and greenway corridors that support daily mobility by linking neighborhoods, schools, parks, and key destinations while preserving Williamson County's natural beauty and cultural heritage; and

WHEREAS, the plans were achieved through coordination of two professional consultants, who worked simultaneously along with two Task Force/Advisory Committees and who utilized a robust public input process, consisting of both in person and online participation opportunities; and

WHEREAS, together, these companion plans work in harmony to address multimodal transportation and safety throughout Williamson County; and

WHEREAS, the adoption of the Safety Action Plan is a prerequisite for Williamson County to apply to certain federal grants to fund safety infrastructure projects:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March, 2026, takes the following actions concerning the Williamson County Safety Action Plan;

Section 1. The Williamson County Safety Action Plan, attached hereto as Exhibit A, is hereby formally adopted as the official safety strategy plan.

Section 2. The Board of Commissioners hereby endorses the goal of eliminating traffic deaths and injuries and commits to the safe system approach in future planning and design actions.

Section 3. The Board of Commissioners hereby endorses the goal of supporting mobility by creating a safe, accessible, and connected countywide network of greenways.

Section 4. That Williamson County is hereby authorized to apply for federal, state, and private grant funding opportunities to implement the policies identified in the plan.

AND BE IT FURTHER RESOLVED, that a copy of the Safety Action Plan shall be maintained in the Williamson County Clerk's Office for public inspection.

Brian Clifford
County Commissioner

Mary Smith
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Highway Commission	For____ Against ____	
Budget Committee	For 5 Against 0	
Parks and Recreation Committee	For____ Against____	
Commission Action Taken:	For____ Against ____	Pass ____ Out ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

WILLIAMSON COUNTY TENNESSEE

Safe Streets and Roads for all (SS4A) Safety Action Plan and Multi-Modal Greenways Plan

Williamson County SS4A Safety Action Plan and Multimodal Greenways Plan

PROJECT INTRODUCTION

The regional Williamson County Safety Action Plan was developed through a Department of Transportation (DOT) Safe Streets for All (SS4A) grant award and received letters of support from all six municipalities within the County. Municipalities are able to apply for DOT-SS4A Implementation funding under the Safety Action Plan, and Williamson County may apply on behalf of the unincorporated area of the County. The City of Franklin created its own Safety Action Plan within its jurisdiction.

Williamson County's Safety Action Plan consists of all required DOT-SS4A elements and includes supplementary alternative transportation planning with a **Multimodal Greenways Master Plan**. Together, these companion plans work in harmony to address multimodal transportation and safety throughout Williamson County and can be utilized separately for specific funding opportunities. Collectively, multimodal transportation safety is prioritized for safer streets for all.

Leadership commitment and goal setting, planning structures and safety analysis as well as engagement and collaboration were prioritized in the plan's development. The equitable and community-based process produced policy and process recommendations, strategic project selection along with transparent progress outlined for implementation.

The Williamson County roadway and multimodal plan will be used to prevent traffic deaths and severe injuries in creating safe mobility for all road users in accordance with Vision Zero and The Safe System Approach (FHWA). The Safety Action Plan with Multimodal Greenway Planning was achieved through coordination of two professional consultants, who worked simultaneously along with two Task Force/Advisory Committees. This two-pronged approach included a robust public input process, consisting of both in person and online participation opportunities.

Williamson County's collaborative process engaged multiple County Departments including Community Development, Planning, Engineering, Highway, Parks and Recreation as well as specialists in storm water and the natural environment. All municipalities within Williamson County promoted community involvement while providing professional staff input and review. The Department of Transportation SS4A Community of Practice sessions helped to inform and guide the transportation planning efforts including the Safe System Approach.

The 2026 **Williamson County Safety Action Plan** charts a clear path to reduce and eliminate severe roadway crashes and position Williamson County and the participating communities of Brentwood, Fairview, Nolensville, Spring Hill, and Thompson's Station for future SS4A funding. The plan ultimately identifies where and why the most serious crashes occur, and how to fix them.

A small set of corridors, just 20% of the roadway network, accounts for 88% of fatal and serious-injury crashes, with disproportionate impacts on disadvantaged communities. Most fatalities and serious injuries on roadways in the county resulted from vehicle lane departures, angle crashes, or collisions involving vulnerable roadway users. Public input echoed the data, with residents expressing concern about unsafe intersections, speeding, missing sidewalks and bike links, and infrastructure struggling to keep pace with growth.

The plan sets bold targets of cutting severe crashes by 30% in ten years, more than 70% by 2050, and to near zero by 2075. Strategies and recommendations include policy changes, upgraded engineering standards, and systemic safety treatments targeted at delivering safety improvements for the highest risk crash types. The plan also ranks project priorities for each jurisdiction using a transparent scoring system and includes conceptual designs and cost estimates for top candidates. The SAP provides a focused, fundable, and actionable roadmap for a safer, more resilient transportation system as Williamson County continues to grow.

The **Williamson County Safety Action Plan** is enhanced and supported by the **Williamson County Multimodal Greenway Plan**. Shared use paths can include multimodal greenways that provide off road dedicated infrastructure that are separated from vehicular traffic as protected corridors. When connected to trailheads, neighborhoods, parks, schools, libraries and commercial centers, multimodal greenways provide a safe transportation alternative for users of all ages and abilities.

The **Williamson County Multimodal Greenways Plan** seeks to create a safe, accessible, and connected countywide network of greenways. Developed through a multi-phase planning process with multiple rounds of public and stakeholder review, the plan envisions an integrated system of shared-use paths and greenway corridors that link neighborhoods, schools, parks, and key destinations. By expanding practical walking and bicycling options, the plan supports daily mobility while preserving Williamson County's natural beauty and cultural heritage.

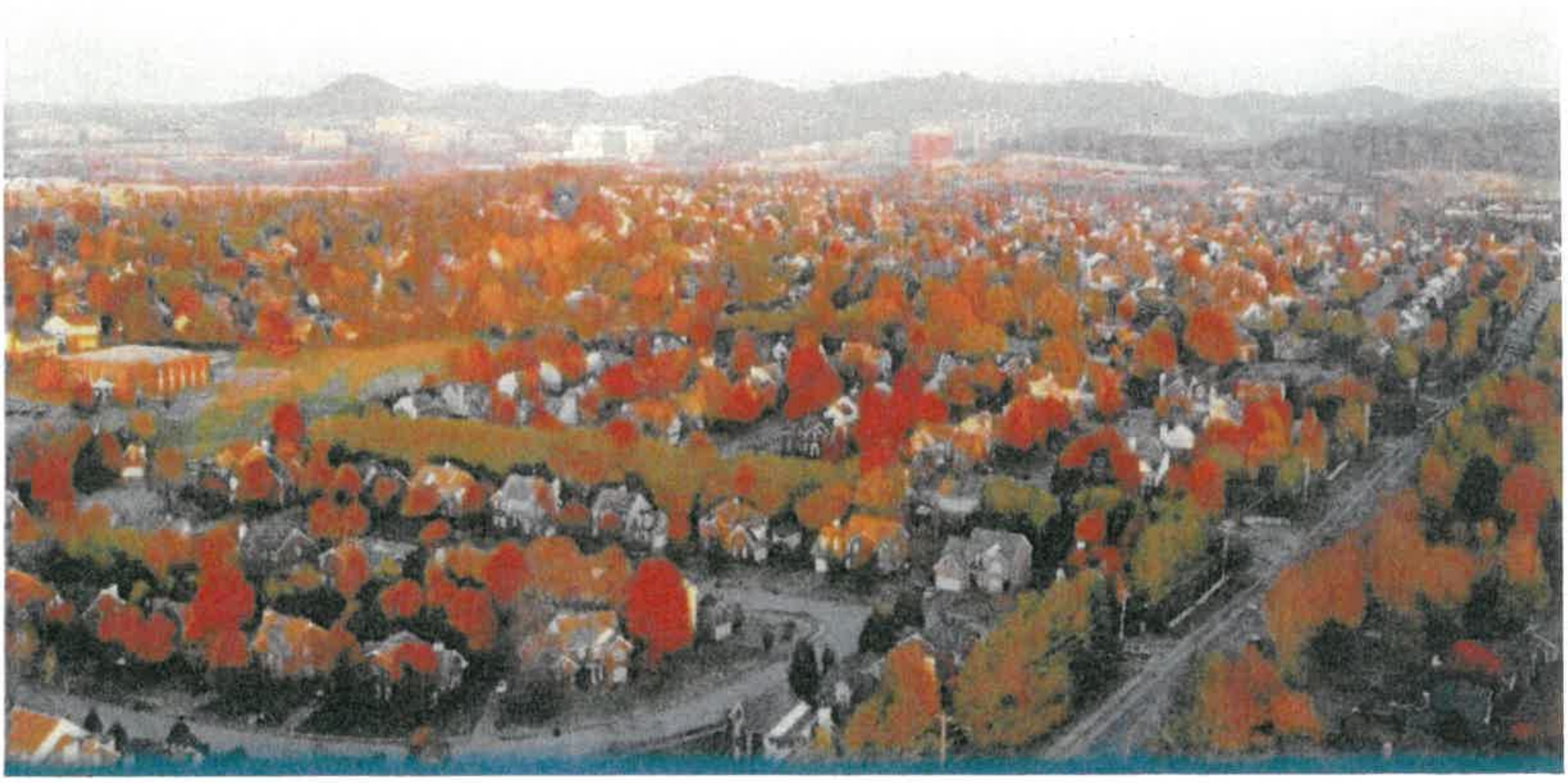
The plan translates this vision into an actionable, implementable framework for building a connected multimodal system. It defines a countywide network of priority corridors and key connections, establishes clear criteria for evaluating and phasing projects, and provides planning-level guidance to support consistent design and delivery across jurisdictions. The report also documents community priorities and identifies near-term opportunities that can advance quickly, while setting a long-range blueprint for coordinated investment that improves access, strengthens connectivity, and increases comfort for users of all ages and abilities.

The Greenways Plan was developed in parallel with the **Williamson County Safety Action Plan** and is intended to work hand in hand with it. Where the Safety Action Plan focuses on reducing and eliminating fatal and serious injury crashes on the roadway network through systemic safety strategies and prioritized roadway projects, the Greenways Plan establishes the complementary framework for off-road and separated travel that reduces conflicts, strengthens first- and last-mile connections, and fills missing walking and biking links. Together, the two plans align safety priorities with a connected multimodal network, supporting a coordinated and fundable approach to transportation safety and mobility across Williamson County.

Williamson County, Tennessee

Safe Streets and Roads for All (SS4A)
Safety Action Plan

FEBRUARY 2026



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WILLIAMSON COUNTY, TENNESSEE

Multi-Modal Greenways Plan

2026

PUBLIC REVIEW DRAFT

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FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-21
Requested by: County Mayor's Office

RESOLUTION OF THE GOVERNING BODY OF WILLIAMSON COUNTY, TENNESSEE SUPPORTING AN APPLICATION TO PARTICIPATE IN THE LOCAL PARKS AND RECREATION FUND GRANT FOR THE TURFING OF MULTIPURPOSE FIELDS AT THE WILLIAMSON COUNTY SOCCER COMPLEX

WHEREAS, the Local Parks and Recreation Fund ("LPRF") Grant is a state funded program that provides funding for trail development and capital projects in parks, natural areas, and greenways on publicly owned land; and

WHEREAS, to assist in the application process, applicants are required to provide approval of their submission and commitment to the match from their local legislative body; and

WHEREAS, the LPRF Grant would require the County to match the grant award of $1 million and would fund the turfing of two multipurpose fields at the Williamson County Soccer Complex; and

WHEREAS, the source of the match will be County general fund balance; and

WHEREAS, the Williamson County Board of Commissioners find it in the best interest of the County to approve the County's application for the LPFR Grant for improvements to the Williamson County Soccer Complex:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March, 2026, fully endorses Williamson County's submission of a LPRF grant application, and if awarded, the County will accept the grant award and may enter into a grant agreement specifying Williamson County's obligations, including restrictions on the use of funds and local match funding;

AND BE IT FURTHER RESOLVED, that upon approval of this resolution and its signing, the Board of Commissioners directs the County Clerk's Office to provide a certified copy of this resolution to be included with Williamson County's LPRF grant application.

Paul S. Webb
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Parks and Recreation	For____	Against ____		
Budget Committee	For 5	Against 0		
Commission Action Taken:	For____	Against ____	Pass _____	Out ___

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date_________

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-22
Requested by: Chamber CEO

RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO APPROVE THE AMENDMENT TO THE SERVICE AGREEMENT WITH THE WILLIAMSON COUNTY CHAMBER OF COMMERCE d/b/a WILLIAMSON, INC.

WHEREAS, the Williamson County Economic Development Board was created by resolution, made up of members and officers as agreed by interlocal agreement between Williamson County and municipalities with the purpose of recruiting new businesses, retaining current businesses, creating jobs, and expanding the tax base; and

WHEREAS, Williamson County and Williamson, Inc. d/b/a Williamson County Chamber of Commerce ("Chamber") currently have a service agreement that provides the Chamber the responsibility of operating the Williamson County Office of Economic Development in accordance with applicable law; and

WHEREAS, the current contract provides that the Williamson County Office of Economic Development will lease and manage the Franklin Innovation Center to provide opportunities and resources to local entrepreneurs and marketing for businesses; and

WHEREAS, the Heritage Foundation, owners of the Franklin Innovation Center, has informed the Chamber that it needs the space for its operations and consequently, the Chamber must vacate the premises, necessitating an amendment to the current services agreement to reflect the change in circumstances; and

WHEREAS, the Williamson County Office of Economic Development will continue to oversee and coordinate the designing and delivering of programming, and convening entrepreneurs and partners through in-house programs, networking, and educational events; and

WHEREAS, the purpose of the amendment is to delete the reference to leasing and managing the Heritage Foundation's Franklin Innovation Center and to clarify that the services offered through the Franklin Innovation Center will continue through partnerships and regional entrepreneurial organizations; and

WHEREAS, the Board of Commissioners finds it in the interest of its citizens to amend the Service Agreement to reflect that the Chamber will no longer occupy or manage the Heritage Foundations' Franklin Innovation Center:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Williamson County, meeting in regular session this 9th day of March, 2026, hereby authorizes the Williamson County Mayor to execute the amendment to the Services Agreement with the Williamson County Chamber of Commerce. The Service Agreement is to be amended as follows:

Delete Article II.C.5 in its entirety which reads as follows:

The Office of Economic Development will manage the Franklin Innovation Center to build an entrepreneurship infrastructure and network in 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.

Replace the deleted language and amend Article II.C.5 to read as follows:

The Office of Economic Development will lead and coordinate entrepreneurship support efforts to build a strong, connected entrepreneurship infrastructure and network in Williamson County. This includes designing and delivering programming, convening entrepreneurs and partners through networking and educational events, providing access to resources and technical assistance, and promoting entrepreneurship opportunities countywide. These services will be delivered through in-house programs as well as through partnerships with regional entrepreneurial organizations offering dedicated Williamson County programming.

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Budget Committee:	For 5	Against 0		
Commission Action Taken:	For ____	Against ____	Pass ____	Out

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers Anderson, Williamson County Mayor

Date

Resolution No.: 3-26-23
Requested by: Solid Waste Director

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION AUTHORIZING THE ANNUAL INFLATION ADJUSTMENT CONCERNING PERMIT NOS. DML940000065 AND SNL940000057FOR THE WILLIAMSON COUNTY LANDFILL AND APPROVING THE AMENDMENT TO THE CONTRACT FOR OBLIGATION IN LIEU OF PERFORMANCE BONDS TO ADJUST FOR INFLATION

WHEREAS, Williamson County ("County") is a governmental entity of the State of Tennessee that operates a solid waste disposal facility licensed by the State of Tennessee; and

WHEREAS, local governments that operate landfills are required to adjust its Contracts of Obligation in Lieu of Performance Bonds annually for inflation; and

WHEREAS, Rule Chapters 0400-12-01-.06(8) and 0400-11-01.03(3) provide that the inflation adjustment may be made by recalculating closure and/or post cost estimates; and

WHEREAS, the Tennessee Department of Environment and Conservation informed Williamson County that the annual inflation adjustment equates to 4.10% which requires an amendment to the Contract for Obligation in Lieu of Performance Bond:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session this the 9th day of March 2026, authorizes the Williamson County Mayor to execute amendments to the Contract of Obligation in Lieu of Performance Bonds concerning the Williamson County landfill permit Nos. DML940000065 AND SNL940000057 Extension (Area 1) and all other documents required to satisfy the County's annual obligations concerning the annual inflation adjustment of financial assurances.

____
County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Solid Waste Board	For ____ Against ____
Budget Committee	For 5 Against 0
Commission Action Taken:	For ___ Against ____ Pass ____ Out ____

____
Jeff Whidby, County Clerk

____
Brian Beathard, Commission Chairman

____
Rogers Anderson, Williamson County Mayor

____
Date

For Department Use Only Effective Date:

Amendment of Contract of Obligation in Lieu of Performance Bond (County)
Department of Environment and Conservation, Division of Solid Waste Management

1. This amendment is made by the County of ***Williamson*** ("the County"), and the Tennessee Department of Environment and Conservation ("the Department") to the Contract of Obligation in Lieu of Performance Bond for proper operation, closure and/or post-closure of the ***Williamson County Demolition Landfill***, Permit Number ***DML940000065*** entered on or about ***09/30/2009*** ("the Contract").

2. Paragraph 3 of the Contract is amended by deleting the language in the paragraph and substituting the following language, which shall constitute Paragraph 3 of the Contract:

   The total penal sum of this contract is:

   $ 16,018,224.15

3. Except as set forth in this amendment, or another prior amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is any conflict between this amendment and the Contract or any earlier amendment, the terms of this amendment shall control.

4. A copy of this amendment shall be filed with the Commissioner of the Tennessee Department of Finance and Administration.

5. All signatories to this amendment warrant that they have actual authority to enter this amendment on the terms contained herein.

6. This amendment shall be effective upon signature by all parties by a person authorized to bind each party. The Department shall note the Effective Date upon all signatures.

On Behalf of the County of ***Williamson***

____

Printed Name: ***Rogers Anderson***

Title: ***Mayor***

Date: ____________________

On Behalf of the Tennessee Department of Finance and Administration

____

Jim Bryson, Commissioner
Tennessee Department of Finance and Administration

Date: ____________________

On Behalf of the Tennessee Department of Environment and Conservation

____

David W. Salyers, P.E., Commissioner
Tennessee Department of Environment and Conservation

Date: ____________________

https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html

For Department Use Only Effective Date:

Amendment of Contract of Obligation in Lieu of Performance Bond (County)
Department of Environment and Conservation, Division of Solid Waste Management

1. This amendment is made by the County of ***Williamson*** ("the County"), and the Tennessee Department of Environment and Conservation ("the Department") to the Contract of Obligation in Lieu of Performance Bond for proper operation, closure and/or post-closure of the ***Williamson County Sanitary Landfill***, Permit Number ***SNL940000057 Extension (Area 1)*** entered on or about ***09/20/1994*** ("the Contract").

2. Paragraph 3 of the Contract is amended by deleting the language in the paragraph and substituting the following language, which shall constitute Paragraph 3 of the Contract:

   The total penal sum of this contract is:

   $ 8,778,797.27

3. Except as set forth in this amendment, or another prior amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is any conflict between this amendment and the Contract or any earlier amendment, the terms of this amendment shall control.

4. A copy of this amendment shall be filed with the Commissioner of the Tennessee Department of Finance and Administration.

5. All signatories to this amendment warrant that they have actual authority to enter this amendment on the terms contained herein.

6. This amendment shall be effective upon signature by all parties by a person authorized to bind each party. The Department shall note the Effective Date upon all signatures.

On Behalf of the County of ***Williamson***

____

Printed Name: ***Rogers Anderson***

Title: ***Mayor***

Date: ________________________

On Behalf of the Tennessee Department of Finance and Administration

____

Jim Bryson, Commissioner
Tennessee Department of Finance and Administration

Date: ________________________

On Behalf of the Tennessee Department of Environment and Conservation

____

David W. Salyers, P.E., Commissioner
Tennessee Department of Environment and Conservation

Date: ________________________

https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html

CERTIFICATE OF INSURANCE

Date: January 23, 2026

Producer:

Williamson County Government
Risk Management Division
1320 West Main Street, Suite 108
Franklin, Tennessee 37064

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

Assured:

Williamson Health, Bone and Joint Institute of Tennessee
Williamson County Government, Williamson County Schools, All Boards, Divisions, Commissions, Authorities and any other activities under the supervision or control of Williamson County Government.

SIR Excess Carriers $250,000 (Property & Work Comp $250,000)

Company A:	Affiliated FM Insurance Company
Company B:	Hanover Insurance Company
Company C:	Princeton Excess & Surplus Lines Company
Company D:	Safety National Casualty Corporation

Policy Period From: 7/1/2025 To: 7/1/2026

COVERAGES

Carrier	Type Insurance	Policy Number	Effective Date	Expiration Date	Limits
A	Blanket Real & Business Property	1152517	7/1/2025	7/1/2026	$800,000,000
C	Commercial Gen Liability	64-A3-EX-0000012 -13	7/1/2025	7/1/2026	$10,000,000

Williamson County Government
Department of Sollid Waste Management
5750 Pinewood Road
Franklin, TN 37064

Composting Facility: SWP940001351 Total Amout of Financial Assurance: $40,859.67S

REMARKS:

Certificate Holder is named as an Additional Assured (except for Workers' Compensation/Employers' Liability) to the extent required.

The Insurer hereby certifies that it has issued to the Insured the policy of insurance identified above to provide financial assurance for closure and post-closure care for the facilities identified above. The Insurer further warrants that such policy conforms in all respects with the requirements of Tennessee Department of Environment and Conservation Rule 0400-11-01-.03(3), as applicable and as such regulations were constituted on the date shown immediately below. It is agreed that any provision of the policy inconsistent with such regulations is hereby amended to eliminate such inconsistency.

CERTIFICATE HOLDER:

State of Tennessee, Dept of Environment & Conservation
Division of Solid Waste Management
William R. Snodgrass Tennessee Tower, 12th Floor
312 Rosa L. Park Avenue, Nashville, TN 37243

CANCELLATION:
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Jim Ruhl

Authorized Representative
Williamson County Government
Risk Manager

1/23/2026
Date

FINANCIAL RESPONSIBILITY

CUSTOMER DATABASE

DIVISION	Solid Waste Management	Evaluated by: ER	03/07/202
(UST ONLY)	___ FUND PARTICIPANT ELIGIBILITY ASSUMED	___ FUND PARTICIPANT NOT FUND ELIGIBLE	___ NOT PARTICIPATING IN THE FUND
OWNER/ OPERATOR NAME	**Williamson County Solid Waste**		
ADDRESS	1320 West Main, Suite 125		5750 Pinewood Road
	Franklin, TN 37064		Franklin, TN 37064
CONTACT PERSON	Mr. Rogers Anderson		Mac Nolen , Director
TITLE	Mayor (Williamson County, TN)		Mac.Nolen@williamsoncounty-tn.gov
TELEPHONE #	(615) 790-5700		(615) 790-0742
FAX NUMBER			(615) 791-6968
CORPORATE PARENT/OWNER			
EMAIL ADDRESS	countymayor@williamsoncounty-tn.gov		
	EMAIL Inflation Adjustment Notice		
CONTACT PERSON	Diane Giddens		Phoebe Reilly
EMAIL ADDRESS	diane.giddens@williamsoncounty-tn.gov		Phoebe.Reilly@Williamsoncounty-tn.gov
TELEPHONE #			
FAX NUMBER			

HW INSTALLATION ID # (EPA)	
SOLID WASTE PERMIT #	**SNL9400000065, SNL940000057 Extension (Area 1), SWP940001274,** and **SWP940001351**
UST OWNER ID #	
COUNTY #	187
ENVIRONMENTAL FIELD OFFICE	Nashville
MANAGER	Mike Horsley
TELEPHONE #	(615) 687-7019

FACILITY ID#(s) OR PERMIT #(s) UNDER THIS OWNER

FACILITY OR PERMIT ID #	LOCATION OR ADDRESS
DML940000065	5750 Pinewood Road, Franklin, Tennessee
SNL940000057 Expansion	North of Pinewood Road, 4 miles west of Leipers Fork.
SWP940001274	Williamson County Transfer Station, 5750 Pinewood Road, Franklin, Tennessee 37064
SWP940001351	Williamson County Landfill Composting Operation, 5750 Pinewood Road, Franklin, Tennessee 37064

Summary Sheet

Amount of Financial Assurance Required

PERMIT ID # OR FACILITY ID # (s)	AMOUNT OF CLOSURE OPERATING CONTINGENCY REQUIRED (A)	AMOUNT OF POST-CLOSURE REQUIRED (B)	AMOUNT OF 3RD PARTY LIABILITY REQUIRED (C)	AMOUNT OF CORRECTIVE ACTION REQUIRED (D)	INSTRUMENT TYPE AND ISSUE DATE (E)	ISSUING INSTITUTION (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE (G)
DML940000065	$1,790,073.48	$14,228,150.68					$16,018,224.15
SNL940000057 Cell 1 Only	$1,082,343.07	$7,696,454.19					$8,778,797.27
SWP940001351	$40,859.67	N/A					$40,859.67
SWP940001274	$16,420.69	N/A					$16,420.69
Total Required	$2,929,696.91	$21,924,604.87	$0.00	$0.00		Total (A,B,C,D)	***$24,854,301.78***

Amount of Financial Assurance On File

PERMIT ID # OR FACILITY ID#(s)	AMOUNT OF CLOSURE OPERATING CONTINGENCY ON FILE (AA)	AMOUNT OF POST-CLOSURE ON FILE (BB)	AMOUNT OF 3RD PARTY LIABILITY ON FILE (CC)	AMOUNT OF CORRECTIVE ACTION ON FILE (DD)	INSTRUMENT TYPE AND ISSUE DATE (E)	ISSUING INSTITUTION (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE (G)	
DML940000065	$1,474,130.59	$11,983,969.47			C 09/30/09		$13,458,100.07	-$2,560,124.09
SNL940000057 Cell 1 Only	$911,627.00	$6,482,506.00			C 9/20/94		$7,394,133.00	-$1,384,664.27
SWP940001274	$17,241.72	N/A			C 03/16/98		$17,241.72	
SWP940001351	$33,990.07	N/A			CI 07/01/2022		$33,990.07	
Total on File	$2,436,989.38	$18,466,475.47	$0.00	$0.00		Total (AA,BB,CC,DD)	***$20,903,464.86***	
Net amount underfunded as of 01/23/2026	+$0.24	+$0.19					-$3,950,836.92	

ABBR. C - CONTRACT CB - CASHBOND, CHECK OR CASH CD - CERTIFICATE OF DEPOSIT CG-FT - CORPORATE GUARANTEE FINANCIAL TEST CI - CERTIFICATE OF INSURANCE FT - FINANCIAL TEST GG - GOVERNMENT GUARANTEE LC - LETTER OF CREDIT PB - PERFORMANCE BOND S - SECURITIES TF - TRUST FUND

Attachment 1: Calculating Financial Assurance - Inflation Adjustment During the Operating Life of the Facility

Facility :	Williamson County Demolition Landfill
Permit# :	DML940000065
Initial Year Calculated :	1998 (Still Operating)

YEAR (A) (establish date times next year inflation rate)	ANNUAL INFLATION FACTOR (B)	CLOSURE COST (1) (C)	POST CLOSURE COST (2) (D)	OPERATING COST (3) (E)	CONTIN-GENCY COST (4) (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE DUE (G)	operating cost per ton	tons per day	
Year	(18)Formula=	=C17*B18	=D17*B18		=F17*B18	=SUM(C18:F18)			
1995	1.015	$83,519.00	$13,110.00	$4,500.00	$5,056.00	$106,185.00	$5.00	30	
1996	1.025	$85,606.98	$13,437.75	$4,612.50	$5,182.40	$108,839.63	$5.13	30	
1997	1.020	$87,319.11	$13,706.51	$4,704.75	$5,286.05	$111,016.42	$5.23	30	
1998	1.020	$89,065.50	$13,980.64	$4,798.85	$5,391.77	$113,236.75	$5.33	30	
1999	1.010	$89,956.15	$14,120.44	$4,846.83	$5,445.69	$114,369.11	$5.39	30	
2000	1.015	$91,305.49	$14,332.25	$4,919.54	$5,527.37	$116,084.65	$5.47	30	
2001	1.021	$93,222.91	$14,633.23	$5,022.85	$5,643.45	$118,522.43	$5.58	30	
2002	1.022	$95,273.81	$14,955.16	$5,133.35	$5,767.60	$121,129.92	$5.70	30	
2003	1.011	**$30,901.00**	$15,119.66	**$5,189.82**	**$2,560.52**	**$53,771.00**	**$5.77**	30	
2004	1.016	$31,395.42	$15,361.58	$5,272.85	$2,601.49	$54,631.33	$5.86	30	
2005	1.022	$32,086.12	$15,699.53	$5,388.86	$2,658.72	$55,833.22	$5.99	30	
2006	1.027	$32,952.44	$16,123.42	$5,534.35	$2,730.51	$57,340.72	$6.15	30	
2007	1.030	**$163,153.03**	**$48,400.00**	**$17,700.00**	**$11,462.65**	**$240,715.68**	**$5.00**	118	
2008	1.027	$167,558.16	$49,706.80	$18,177.90	$11,772.14	$247,215.00	$5.14	118	New Cost Estimate from Bassam 8-27-09 to adjust 2007 figures for expansion
2009	1.024	$171,579.56	$50,899.76	$18,614.17	$12,054.67	$253,148.17	$5.26	118	
2010	1.012	$173,638.51	$51,510.56	$18,837.54	$12,199.33	$256,185.94	$5.32	118	
2011	1.010	$175,374.90	$52,025.67	$19,187.15	$12,321.32	$258,909.04	$5.37	119	
2012	1.024	$179,583.90	$53,274.28	$19,647.64	$12,617.04	$265,122.86	$5.50	119	
2013	1.019	$182,995.99	$54,286.49	$20,020.95	$12,856.76	$270,160.19	$5.61	119	
New Cost Estimate in 2014									New Closure/Post-Closure Costs from Bassam 05/13/14 to change existing FA to cover entire landfill
2014	1.015	**$533,739.63**	**$72,780.82**	**$12,750.00**	**$30,963.52**	**$650,233.97**	**$5.00**	85	
2015	1.0155	$542,012.59	$73,908.92	$12,947.63	$31,443.45	$660,312.60	$5.08	78	
2016	1.0120	$548,516.75	$74,795.83	$13,103.00	$31,820.78	$668,236.35	$5.14	78	
2017	1.0130	$555,647.46	$75,768.18	$13,273.34	$32,234.45	$676,923.42	$5.21	78	
2018	1.0180	$565,649.12	$77,132.00	$13,512.26	$32,814.67	$689,108.04	$5.30	78	
New Cost Estimate in 2018									New Closure/Post-Closure Costs from Bassam 12/05/18 for Phase 1 & 2 Only (Approximately 21.8 Acres)
		$1,323,033.30	**$11,365,335.24**	**$75,000.00**	**$0.00**	**$12,763,368.54**	$5.00	500	
2019	1.0230	$1,353,463.07	**$11,626,737.95**	**$76,725.00**	**$0.00**	**$13,056,926.02**	$5.12	500	
2020	1.0180	$1,377,825.40	**$11,836,019.23**	**$78,106.05**	**$0.00**	**$13,291,950.68**	$5.21	500	
2021	1.0125	$1,395,048.22	**$11,983,969.47**	**$79,082.38**	**$0.00**	**$13,458,100.07**	$5.27	500	
2022	1.0410	$1,452,245.20	**$12,475,312.22**	**$117,300.00**	**$0.00**	**$14,044,857.42**	$34.00	115	Per Mr. Bassam on February 10, 2023
2023	1.0730	$1,558,259.09	**$13,386,010.01**	**$125,862.90**	**$0.00**	**$15,070,132.01**	$36.48	115	
2024	1.0380	$1,617,472.94	**$13,894,678.40**	**$130,645.69**	**$0.00**	**$15,642,797.03**	$37.87	115	
2025	1.0240	$1,656,292.29	**$14,228,150.68**	**$133,781.19**	**$0.00**	**$16,018,224.15**	$38.78	115	

(1) The estimated 3rd party cost to close the solid waste unit as submitted by owner/operation and as approved and amended by the Division of Solid Waste Management.

(2) The summation of the required years of post closure cost as submitted by the owner/operator - and approved or amended by the Division - **20 Years of Post-Closure (See Permit Status - Worksheet for 2018)**

(3) Calculated at 500 tons per day for individual year x 30 days at $5.00 per ton.

(4) Calculated at 5% of items (1+2+3) above.

Note: The total amount of financial assurance can be reduced after certification of closure by the sum of closure cost, operations cost, and contingency cost as established by the cumulative annual inflation adjustments at the point of closure.

Attachment 1: Calculating Financial Assurance - Inflation Adjustment During the Operating Life of the Facility

Facility :	**Williamson County Sanitary Landfill**	**Class I**
Permit# :	**SNL940000057 Extension (Area 1)**	**Approximately 6 Acres**
Initial Year Calculated :	**1994 (Still Operating)**	**Currently Not Operating/Temporarily Closed**

YEAR (A) (establish date times next year inflation rate)	ANNUAL INFLATION FACTOR (B)	CLOSURE COST (1) (C)	POST CLOSURE COST (2) (D)	OPERATING COST (3) (E)	CONTIN-GENCY COST (4) (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE DUE (G)
Year	(18)Formula=	=C17*B18	=D17*B18		=F17*B18	=SUM(C18:F18)
2002	**1.022**	$359,540.00	$397,800.00	N/A	$37,867.00	$795,207.00
2003	**1.011**	$363,494.94	$402,175.80	N/A	$38,283.54	$803,954.28
2004	**1.016**	$369,310.86	$408,610.61	N/A	$38,896.07	$816,817.55
2005	**1.022**	$377,435.70	$417,600.05	N/A	$39,751.79	$834,787.53
2006	**1.027**	$387,626.46	$428,875.25	N/A	$40,825.09	$857,326.79
2007	**1.030**	$399,255.26	$441,741.50	N/A	$42,049.84	$883,046.60
2008	**1.027**	$410,035.15	$453,668.53	N/A	$43,185.18	$906,888.86
2009	**1.024**	$419,875.99	$464,556.57	N/A	$44,221.63	$928,654.19
2010	**1.012**	$424,914.50	$470,131.25	N/A	$44,752.29	$939,798.04
2011	**1.010**	$429,163.65	$474,832.56	N/A	$45,199.81	$949,196.02
2012	**1.024**	$439,463.58	$486,228.54	N/A	$46,284.61	$971,976.72
2013	**1.019**	$447,813.38	$495,466.89	N/A	$47,164.01	$990,444.28
2014	**1.015**	$454,530.58	$502,898.89	N/A	$47,871.47	$1,005,300.95
2015	**1.0155**	$461,575.81	$510,693.82	N/A	$48,613.48	$1,020,883.11
2016	**1.0120**	$467,114.72	$516,822.15	N/A	$49,196.84	$1,033,133.71
2017	**1.0130**	$473,187.21	$523,540.84	N/A	$49,836.40	$1,046,564.45
2018	**1.0180**	$481,704.58	$532,964.57	N/A	$50,733.46	$1,065,402.61
2019	**1.0230**	$492,783.78	$545,222.76	N/A	$51,900.33	$1,089,906.87
2020	**1.0180**	$501,653.89	$555,036.76	N/A	$52,834.53	$1,109,525.19
Received New Cost Estimate from Bassam on 05/04/21						
2021	**1.0125**	**$911,627.00**	**$6,482,506.00**	**$0.00**	**$0.00**	**$7,394,133.00**
2022	**1.0410**	**$949,003.71**	**$6,748,288.75**	**$0.00**	**$0.00**	**$7,697,292.45**
2023	**1.0730**	**$1,018,280.98**	**$7,240,913.82**	**$0.00**	**$0.00**	**$8,259,194.80**
2024	**1.0380**	**$1,056,975.65**	**$7,516,068.55**	**$0.00**	**$0.00**	**$8,573,044.20**
2025	**1.0240**	**$1,082,343.07**	**$7,696,454.19**	**$0.00**	**$0.00**	**$8,778,797.27**

(1) The estimated 3rd party cost to close the solid waste unit as submitted by owner/operation and as approved and amended by the Division of Solid Waste Management.

(2) The summation of the required years of post closure cost as submitted by the owner/operator and approved or amended by the Division

(3) Calculated at 00 tons per day for individual year x 30 days at $.43 per ton.

(4) Calculated at 5% of items (1+2+3) above.

Note: The total amount of financial assurance can be reduced after certification of closure by the sum of closure cost, operations cost , and contingency cost as established by the cumulative annual inflation adjustments at the point of closure.

Attachment 1: Calculating Financial Assurance - Inflation Adjustment During the Operating Life of the Facility

Facility :	**Williamson County Composting Facility**
Permit# :	**SWP940001351**
Initial Year Calculated :	2002

YEAR (A) (establish date times next year inflation rate)	ANNUAL INFLATION FACTOR (B)	CLOSURE COST (1) (C)	POST CLOSURE COST (2) (D)	OPERATING COST (3) (E)	CONTIN-GENCY COST (4) (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE DUE (G)
Year	(18)Formula=	=C17*B18	=D17*B18		=F17*B18	=SUM(C18:F18)
2002	**1.022**	$23,359.00	N/A	N/A	$1,002.00	$24,361.00
2003	**1.011**	$23,615.95	N/A	N/A	$1,013.02	$24,628.97
2004	**1.016**	$23,993.80	N/A	N/A	$1,029.23	$25,023.03
2005	**1.022**	$24,521.67	N/A	N/A	$1,051.87	$25,573.54
2006	**1.027**	$25,183.75	N/A	N/A	$1,080.27	$26,264.03
2007	**1.030**	$25,939.27	N/A	N/A	$1,112.68	$27,051.95
2008	**1.027**	$26,639.63	N/A	N/A	$1,142.72	$27,782.35
2009	**1.024**	$27,278.98	N/A	N/A	$1,170.15	$28,449.13
2010	**1.012**	$27,606.32	N/A	N/A	$1,184.19	$28,790.52
2011	**1.010**	$27,882.39	N/A	N/A	$1,196.03	$29,078.42
2012	**1.024**	$28,551.56	N/A	N/A	$1,224.74	$29,776.30
2013	**1.019**	$29,094.04	N/A	N/A	$1,248.01	$30,342.05
2014	**1.015**	$29,530.46	N/A	N/A	$1,266.73	$30,797.18
2015	**1.0155**	$29,988.18	N/A	N/A	$1,286.36	$31,274.54
2016	**1.0120**	$30,348.04	N/A	N/A	$1,301.80	$31,649.83
2017	**1.0130**	$30,742.56	N/A	N/A	$1,318.72	$32,061.28
2018	**1.0180**	$31,295.93	N/A	N/A	$1,342.46	$32,638.39
2019	**1.0230**	$32,015.73	N/A	N/A	$1,373.34	$33,389.07
2020	**1.0180**	$32,592.02	N/A	N/A	$1,398.06	$33,990.07
2021	**1.0125**	$32,999.42	N/A	N/A	$1,415.53	$34,414.95
2022	**1.0410**	$34,352.39	N/A	N/A	$1,473.57	$35,825.96
2023	**1.0730**	$36,860.12	N/A	N/A	$1,581.14	$38,441.26
2024	**1.0380**	$38,260.80	N/A	N/A	$1,641.22	$39,902.02
2025	**1.0240**	$39,179.06	N/A	N/A	$1,680.61	$40,859.67

(1) The estimated 3rd party cost to close the solid waste unit as submitted by owner/operation and as approved and amended by the Division of Solid Waste Management.

(2) The summation of the required years of post closure cost as submitted by the owner/operator and approved or amended by the Division

(3) Calculated at 00 tons per day for individual year x 30 days at $.00 per ton.

(4) Calculated at 5% of items (1+2+3) above.

Note: The total amount of financial assurance can be reduced after certification of closure by the sum of closure cost, operations cost , and contingency cost as established by the cumulative annual inflation adjustments at the point of closure.

Attachment 1 : Calculating Financial Assurance - Inflation Adjustment During the Operating Life of the Facility

Facility :	**Williamson County Transfer Station**
Permit# :	**TRF940001274**
Initial Year Calculated :	1998 (Still Operating)

YEAR (A) (establish date times next year inflation rate)	ANNUAL INFLATION FACTOR (B)	CLOSURE COST (1) (C)	POST CLOSURE COST (2) (D)	OPERATING COST (3) (E)	CONTIN-GENCY COST (4) (F)	TOTAL AMOUNT OF FINANCIAL ASSURANCE DUE (G)
Year	(18)Formula=	=C17*B18	=D17*B18		=F17*B18	=SUM(C18:F18)
1998	**1.020**	$11,200.00	N/A	N/A	$560.00	$11,760.00
1999	**1.010**	$11,312.00	N/A	N/A	$565.60	$11,877.60
2000	**1.015**	$11,481.68	N/A	N/A	$574.08	$12,055.76
2001	**1.021**	$11,722.80	N/A	N/A	$586.14	$12,308.94
2002	**1.022**	$11,980.70	N/A	N/A	$599.03	$12,579.73
2003	**1.011**	$12,112.48	N/A	N/A	$605.62	$12,718.11
2004	**1.016**	$12,306.28	N/A	N/A	$615.31	$12,921.60
2005	**1.022**	$12,577.02	N/A	N/A	$628.85	$13,205.87
2006	**1.027**	$12,916.60	N/A	N/A	$645.83	$13,562.43
2007	**1.030**	$13,304.10	N/A	N/A	$665.21	$13,969.31
2008	**1.027**	$13,663.31	N/A	N/A	$683.17	$14,346.48
2009	**1.024**	$13,991.23	N/A	N/A	$699.56	$14,690.79
2010	**1.012**	$14,159.13	N/A	N/A	$707.96	$14,867.08
2011	**1.010**	$14,300.72	N/A	N/A	$715.04	$15,015.75
2012	**1.024**	$14,643.93	N/A	N/A	$732.20	$15,376.13
2013	**1.019**	$14,922.17	N/A	N/A	$746.11	$15,668.28
2014	**1.015**	$15,146.00	N/A	N/A	$757.30	$15,903.30
2015	**1.0155**	$15,380.76	N/A	N/A	$769.04	$16,149.80
2016	**1.0120**	$15,565.33	N/A	N/A	$778.27	$16,343.60
2017	**1.0130**	$15,767.68	N/A	N/A	$788.38	$16,556.07
2018	**1.0180**	$16,051.50	N/A	N/A	$802.58	$16,854.08
2019	**1.0230**	$16,420.69	N/A	N/A	$821.03	$17,241.72
2020	**1.0180**	$16,716.26	N/A	N/A	$835.81	$17,552.07
Per Bassam, this permit does not require Financial Assurance.						

(1) The estimated 3rd party cost to close the solid waste unit as submitted by owner/operation and as approved and amended by the Division of Solid Waste Management.

(2) The summation of the required years of post closure cost as submitted by the owner/operator and approved or amended by the Division

(3) Calculated at 00 tons per day for individual year x 30 days at $.00 per ton.

(4) Calculated at 5% of items (1+2+3) above.

Note: The total amount of financial assurance can be reduced after certification of closure by the sum of closure cost, operations cost , and contingency cost as established by the cumulative annual inflation adjustments at the point of closure.

For Department Use Only
Effective Date:

Amendment of Contract of Obligation in Lieu of Performance Bond (County)
Department of Environment and Conservation, Division of Solid Waste Management

1. This amendment is made by the County of ***Williamson*** ("the County"), and the Tennessee Department of Environment and Conservation ("the Department") to the Contract of Obligation in Lieu of Performance Bond for proper operation, closure and/or post-closure of the ***Williamson County Demolition Landfill***, Permit Number ***DML940000065*** entered on or about ***09/30/2009*** ("the Contract").

2. Paragraph 3 of the Contract is amended by deleting the language in the paragraph and substituting the following language, which shall constitute Paragraph 3 of the Contract:

   The total penal sum of this contract is:

   $ 16,018,224.15

3. Except as set forth in this amendment, or another prior amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is any conflict between this amendment and the Contract or any earlier amendment, the terms of this amendment shall control.

4. A copy of this amendment shall be filed with the Commissioner of the Tennessee Department of Finance and Administration.

5. All signatories to this amendment warrant that they have actual authority to enter this amendment on the terms contained herein.

6. This amendment shall be effective upon signature by all parties by a person authorized to bind each party. The Department shall note the Effective Date upon all signatures.

RC On Behalf of the County of ***Williamson***

____

Printed Name: ***Rogers Anderson***

Title: ***Mayor***

Date: ______________________

On Behalf of the Tennessee Department of Finance and Administration

____
Jim Bryson, Commissioner
Tennessee Department of Finance and Administration

Date: ______________________

On Behalf of the Tennessee Department of Environment and Conservation

____
David W. Salyers, P.E., Commissioner
Tennessee Department of Environment and Conservation

Date: ______________________

https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html

For Department Use Only
Effective Date:

Amendment of Contract of Obligation in Lieu of Performance Bond (County)
Department of Environment and Conservation, Division of Solid Waste Management

1. This amendment is made by the County of ***Williamson*** ("the County"), and the Tennessee Department of Environment and Conservation ("the Department") to the Contract of Obligation in Lieu of Performance Bond for proper operation, closure and/or post-closure of the ***Williamson County Sanitary Landfill***, Permit Number ***SNL940000057 Extension (Area 1)*** entered on or about ***09/20/1994*** ("the Contract").

2. Paragraph 3 of the Contract is amended by deleting the language in the paragraph and substituting the following language, which shall constitute Paragraph 3 of the Contract:

   The total penal sum of this contract is:

   $ 8,778,797.27

3. Except as set forth in this amendment, or another prior amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is any conflict between this amendment and the Contract or any earlier amendment, the terms of this amendment shall control.

4. A copy of this amendment shall be filed with the Commissioner of the Tennessee Department of Finance and Administration.

5. All signatories to this amendment warrant that they have actual authority to enter this amendment on the terms contained herein.

6. This amendment shall be effective upon signature by all parties by a person authorized to bind each party. The Department shall note the Effective Date upon all signatures.

Ra

On Behalf of the County of *Williamson*

____

Printed Name: *Rogers Anderson*

Title: *Mayor*

Date: ____________________

On Behalf of the Tennessee Department of Finance and Administration

____

Jim Bryson, Commissioner
Tennessee Department of Finance and Administration

Date: ____________________

On Behalf of the Tennessee Department of Environment and Conservation

____

David W. Salyers, P.E., Commissioner
Tennessee Department of Environment and Conservation

Date: ____________________

https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

RESOLUTION NO. 3-26-24
Requested by: County Commission

A RESOLUTION OF THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS REQUESTING AMENDMENT OF THE TENNESSEE CODE ANNOTATED RELATED TO THE AUTHORITY OF THE COMMISSIONER OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION TO CONTRACT WITH COUNTIES FOR REGULATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

WHEREAS, on November 16, 1992, the Board of Commissioners approved Resolution No. 10-29-92 authorizing the County Executive to execute a contract on behalf of the County Health Department with the Commissioner of the Tennessee Department of Environment and Conservation (TDEC) to administer the regulatory program for subsurface sewage disposal systems (SSDSs) in Williamson County in lieu of TDEC; and

WHEREAS, the County Board of Health, which has regulatory oversight of the County Health Department related to the regulation of SSDSs, recommended passage of Resolution No. 10-29-92; and

WHEREAS, the agreement between the County Health Department and TDEC was executed by Robert Ring on behalf of the County as County Executive and on behalf of the Health Department as Chairman of the Board of Health, and became effective January 1, 1993 ; and

WHEREAS, since January 1, 1993, the County Board of Health has had full regulatory control of SSDSs in both the incorporated and unincorporated areas of the County, as implemented by the Williamson County Department of Sewage Disposal Management (SDM); and

WHEREAS, over the course of years since the effective date of the agreement, there have been many regulatory changes, with the Board of Health, upon recommendation of SDM, adopting increasingly more stringent regulations and standards for SSDSs than those utilized by TDEC; and

WHEREAS, the County Commission has determined that residents and business owners in Williamson County would be better served if the County regulations were more aligned with the TDEC regulatory standards applicable to other counties, which would result in reduced costs and time savings; and

WHEREAS, to that end, the County Commission passed Resolution No. 11-25-7 creating the Subsurface Sewage Disposal System Task Force to review and provide a report to the County Commission on recommended changes to the County SSDS Regulations; and

WHEREAS, additionally the County Commission determined that it would be in the best interest of the residents and property owners of the County for the County Commission, rather than the County Board of Health, to have oversight of regulations enacted in the County related to SSDSs, and any new regulations concerning SSDSs in the County should be ultimately reviewed and approved by a majority vote of the County Commission prior to promulgation; and

WHEREAS, currently, the Commissioner of TDEC is authorized and enabled by Tennessee Code Annotated, Title 68, Chapter 221, Part 4 in relation to subsurface sewage disposal systems, with the duty to enter into an agreement or contract with ***county health departments*** whereby the health departments would implement that Part 4 or its equivalent in their respective area(s) or jurisdiction; and

WHEREAS, in order for the County Commission to have this oversight of the regulations enacted by the County related to SSDSs, an amendment to the Tennessee Code Annotated would be necessary to enable the Commissioner of TDEC to contract with a County Government as an additional option to the current authority to contract with County Health Departments, for the County to be able to implement the requirements of Title 68, Chapter 221, Part 4 related to SSDSs; and

WHEREAS, Williamson County's legislative delegation to the Tennessee General Assembly includes:

- Senator Jack Johnson (State Senate District 23), representing most of Williamson County;
- Representative Gino Bulso (State House District 61); and
- Representative Jake McCalmon (State House District 63); and
- Representative Lee Reeves (State House District 65); and
- Representative Todd Warner (State House District 92); and
- Senator Joey Hensley (State Senate District 28) (whose district includes portions of the county).

NOW, THEREFORE, BE IT RESOLVED BY THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS at its regular meeting on this the 9th day of March, 2026,

the Board of Commissioners respectfully requests the Tennessee General Assembly and its Williamson County delegation to consider amending Tennessee Code Annotated Title 68, Section 221, Part 4, so that the Commissioner of TDEC is enabled with the authority to contract with a County Government, as an alternative option to a contract with a County Health Department, so that the County Government would be empowered to determine for itself what entity would have oversight and regulatory authority, whether that be the County Legislative Body, the County Board of Health, the County Health Department or some other entity that may exist in that County, so long as that chosen entity can fulfill the same obligations as are now imposed on current County Health Departments as described in Title 68, Section 221, Part 4.

Brian Clifford
County Commissioner

Judy L Herbert
County Commissioner

Greg Sanford
County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Budget Committee:	For: 4	Against: 0	Pass 1	
Public Health Committee:	For:_____	Against:_____		
Commission Action Taken:	For:_____	Against:_____	Pass:_____	Out:_____

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-26
Requested by: County Mayor's Office

RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO EXECUTE AN AGREEMENT TO PURCHASE UNIMPROVED REAL PROPERTY LOCATED AT 926 COLUMBIA AVE., FRANKLIN, TENNESSEE

WHEREAS, pursuant to *Tennessee Code Annotated, Section 5-7-101*, Williamson County may acquire and hold property for County purposes and make all contracts necessary to acquire interest in real property; and

WHEREAS, Tennessee law requires that the county courthouse be located in the county seat which is the City of Franklin and property located in the City of Franklin with sufficient acreage for a courthouse is not readily available; and

WHEREAS, H.G. Hill Realty Company, LLC (*"Seller"*) owns an approximate undivided five and six-tenths (5.6) acre lot at 926 Columbia Avenue, Franklin, Tennessee and described as Tax Map 078F, Group A, Parcel 00900, SI 000 (*"Property"*); and

WHEREAS, the Property is large enough to accommodate the needs of the judicial system serving Williamson County; and

WHEREAS, the County and Seller have negotiated a purchase price of $17,500,000 which is comparable to the value of property in the area; and

WHEREAS, finding it to be in the interest of the citizens of Williamson County, the Williamson County Board of Commissioners authorizes the purchase of the Seller's interest in the Property to permit the County to enhance the services currently provided in the community:

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session, this 9th day of March 2026, hereby authorizes the purchase of the Seller's interest in the unimproved real property located at 926 Columbia Avenue, Franklin, Tennessee, and described as Tax Map 078F, Group A, Parcel 00900, SI 000, and hereby approves the contract between Williamson County, Tennessee and HG. Hill Realty Company, LLC, attached hereto.

____
County Commissioner

COMMITTEE REFERRED TO & ACTION TAKEN:

Property Committee	For ______	Against ______		
Budget Committee	For 5*	Against 0		
Commission Action Taken	For ______	Against ______	Pass ______	Out ______

____
Jeff Whidby, County Clerk

____
Brian Beathard, Commission Chairman

____
Rogers C. Anderson, Williamson County Mayor

____
Date

*Defer to a date no later than June 15, 2026

FILED 2/23/26
ENTERED 11:55 a.m.
JEFF WHIDBY, COUNTY CLERK JW

Resolution No. 3-26-27
Requested by: County Mayor

RESOLUTION TO OVERRULE THE DENIAL OF THE CITY OF FRANKLIN PLANNING AND SUSTAINABILITY DEPARTMENT'S ACTION REGARDING THE PROPOSED JUVENILE JUSTICE CENTER (COF No. 9026)

WHEREAS, Williamson County is currently in the planning stages for the construction of the JJJ project that includes a Juvenile Justice Center ("Project"); and

WHEREAS, Williamson County submitted a request to the City of Franklin Planning and Sustainability Department for approval of the construction of the Project as part of the larger JJJ construction project; and

WHEREAS, as part of the approval process, Williamson County received a list of conditions from the City of Franklin's Planning and Sustainability Department for the Project's approval, and the County has agreed to comply with the majority of these conditions; and

WHEREAS, Williamson County received comments dated February 16, 2026, from the Franklin Planning and Sustainability Department denying the County's initial submittal based on a number of conditions that were not met and action denying approval was obtained at staff level (list of conditions are included as Attachment A and made a part of this resolution); and

WHEREAS, pursuant to *Tennessee Code Annotated, Section 13-4-104*, a county legislative body may overrule a decision of a municipalities planning decision by a majority vote of its members; and

WHEREAS, the Williamson County Board of Commissioners finds that the conditions placed on Williamson County's submittal for the Project would increase the costs and complexity of the Project:

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of Williamson County meeting on this the 9th day of March, 2026, by a majority vote of its members, hereby overrules the City of Franklin Planning and Sustainability Department's conditions detailed in Attachment A, required for approval of Williamson County's plan for the construction of the new Juvenile Justice Center;

AND FURTHER, BE IT RESOLVED that a copy of this resolution and Attachment A be forwarded to the City of Franklin Planning and Sustainability Department to obtain its building permits and other needed approvals to proceed with the Project.

County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

Property Committee: For ____ Against ____
Budget Committee: For 5 Against 0
Commission Action Taken: For ____ Against ____ Pass ____ Out ____

Jeff Whidby, County Clerk

Brian Beathard - Commission Chairman

Rogers C. Anderson, Williamson County Mayor

Date

ATTACHMENT A

The following conditions/denials which are further described in the Staff Report from the City of Franklin's Planning and Sustainability Department (COF No: 9026) are overruled by action of the Williamson County Commission:

:

1. Note 6 under Planning. Parking. Requirement to limit only one tray of parking in front of the building concerning parking frontage.

2. Note 7 under Planning. Parking. Requirement that all side parking be located behind the front elevation of the building.

3. Note 13 under Planning. Architecture. Requirement to provide an architectural base or details to help visually ground the building.

4. Note 14 under Planning. Architect. Requirement to provide additional detailing or material changes to vertically articular the elevations and emphasize proportion of height to width.