
BOARD OF MAYOR & ALDERMEN *SPECIAL WORK SESSION* MINUTES
Wednesday, January 4, 2022 – 5:00 P.M.
CITY HALL BOARD ROOM
FRANKLIN, TENNESSEE

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Beverly Burger	P
Alderman Brandy Blanton	P	Alderman Matt Brown	P
Alderman Gabrielle Hanson	P	Alderman Jason Potts	P
Alderman Ann Petersen	P	Alderman Patrick Baggett	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Monique McCollough, Public Events Specialist	P
Mark Hilty, ACA Public Works	P	Milissa Reirson, Communications Manager	P
Vernon Gerth, ACA Community Development	P	Scott Williar, Emergency Management Coordinator	P
Shauna Billingsley, City Attorney	P		
Angie Johnson, City Recorder	P		
Sarah Schilling, Assistant Deputy City Recorder	P		
Kristine Brock, ACA/CFO	P		

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 5:02 p.m.

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Discussion Regarding City Hall Project

Eric Stuckey, Vernon Gerth

Matt Taylor and Anna Ruth Kimbrough, members of the OHM Advisors and Studio 8 Design consulting design team, have worked closely with City Staff to amend City Hall plans to best fit the needs of employees and citizens.

Top 5 Needs in the New City Hall:

- Functional, healthy space
- Efficiency in operations and space use amongst departments (i.e., central breakrooms and/or cafeteria to maximize the use of utilities and encourage collaboration among staff)
- Safety and security of staff
- A sense of place and gathering for citizens to participate in local government.

The new City Hall uses space more intentionally and will make room for future expansion in only 15% more square footage. It is a condensed footprint, but a more strategic use of space. Currently, City Hall promotes compartmentalization between departments and hinders collaboration. The goal is to promote efficiency of space and not to segregate departments. The new City Hall design will allow for the conservative growth of staff that matches the need that will come with population growth.

Current facility continues to become more deficient overtime. It is imperative that action is taken towards better accommodating staff and citizens as Franklin keeps growing.

Vice Mayor Barnhill asks if he can have a comparison of each department's square footage in the current facility next to the proposed plan. He wants to be able to view net square footage change and evaluate needs versus wants within this design plan.

Answer: Yes, that can be provided, but it is also available in the programming documents.

Alderman Blanton asks where the retail component factors into the new facility?

Answer: The retail space is still under consideration. The Design Team is working with Staff and Bob Gibbs to obtain a footprint for the space and review the 4500 square feet that could be used for retail along Third Avenue. The goal is to align with Mr. Gibbs' best practices for the retail component.

Then, Alderman Blanton asks if parking spaces in the proposed design are only for City staff and other internal use?

Answer: Yes, but it may be used alternately after hours. There is a net addition of about 140 spaces after accounting for all employees.

To follow-up, Vice Mayor Barnhill questions if every single employee drove to work, would there be adequate parking spots?

Answer: Yes. The City has been transitioning to let Staff with a City vehicle to drive it to and from work to minimize excess vehicles in the garages. For example, inspectors can take the City cars home because it frees up garage space but also increases their job efficiency.

Alderman Burger wonders if this new plan is actually accommodating future needs. She appreciates the outdoor spaces in the proposed design, but other square footage cuts may not be wise for future expansion. She then asks if there are public restrooms on each floor?

Answer: Yes

Next, Alderman Burger asks which departments have highest public interaction? Foot traffic?

Answer: Revenue Management and City Court have the most interaction, which is why they're on the first floor. The key is accessibility for all citizens. While development services are proposed to be on the second floor, they will still have public facing waiting rooms and obvious guidance to lead the public upstairs.

Alderman Baggett, Alderman Brown, and Alderman Potts appreciated the visual overlays in this presentation to show comparative space.

Alderman Baggett asks to revisit the use of 30-foot modules. If Staff were to reduce the square footage, it has to be done in 30-foot increments due to structural integrity?

Answer: At a high-level, that is correct. It is critical to keep in mind because there are very specific dimensions for parking spaces and drive aisles required, and many adjustments could result in an inefficient garage or costly engineering gymnastics to accommodate major design changes. In fact, this could end up being more expensive than the reduction of square footage saved. The Design Team emphasizes that there could still be ways to reduce square footage.

Alderman Baggett contends that square footage isn't the only way to save money. There could be other iterations of this design to reduce inefficiencies and maximize value.

Alderman Brown wanted to acknowledge that several of his concerns were addressed. He has been primarily worried about the size and overall expenditure connected to this proposed design, but he agrees with Alderman Baggett that there could be several ways to reduce cost as the Design Team continues to explore the project.

Alderman Potts claims that his stance right now is focused on employee square footage. The ratio of staff-to-population is expected to grow from 1:418 to 1:506. He recognizes that there will be advances in technology and a general movement towards work-from-home work styles, but the ratio still does not seem to accommodate 20-year population growth projections. Where did the data come from?

Answer: Each departments' personnel projections came from Staff. The new design should be able to reduce staffing needs by closing work inefficiencies. More importantly, technology has recently helped Staff respond to citizens' needs. City Leadership is actively looking at how technology will help in serving the growing community without the need for as many staff.

Vice Mayor Barnhill asks for breakdown of Summary of Projections slide. He requests to revisit the board room changes. Is the boardroom easily accessible to the public? Where is the new entrance to the boardroom?

Answer: Entrance to lobby and boardroom is right off the square.

Public Comment:

J. Edward Campbell, 1809 Turning Wheel Lane, Franklin, TN, emphasizes that there are needs and wants in life. The same principal applies to this community and to City Hall. He thinks the Board should consider who is going to pay for this investment? Future generations? It's nice to wish, but what does the City really need to meet the needs of our citizens?

Jimmy Granbery, 3011 Armory Drive, Nashville, TN, representing HG Hill Realty, is interested in discussing a property swap. He understands this would require a procurement process to adhere to Franklin's municipal code and State guidelines. He highlights a couple key benefits for the City:

- Proximity of Police Station to City Hall to allow for sharing of services and staff
- Columbia Avenue property is not far from the Downtown Core
- Larger lot size for future expansion
- Allow for a multi-use property in City Hall's current location to contribute to the Downtown District's vibrancy

Alderman Blanton: What is the vision for the current City Hall property? Why does your (Mr. Granbery's) Columbia Avenue property not fit that vision?

Mayor interjects. The comment overstepped and could cause an issue with future procurement and/or bidding processes.

Alderman Burger thinks it would be foolish not to consider moving City Hall off the Square. The fee would be steep to move into off site locations while City Hall is renovated. She just wants to ensure that the Square and Historic Downtown does not get overrun by big box stores. The Board would not be doing the citizens justice if we did not consider Mr. Granbery's proposal seriously. The proposed alternate location from Mr. Granbery is still in the Downtown Core.

Vice Mayor Barnhill thinks the Board and Staff need to consider Mr. Granbery's idea as well. It is along the lines of what he has been opining throughout this entire City Hall process. The property that City Hall is on is very valuable, and frankly, the new building is not needed like it was in the past. Many services are moving online and can be done remotely.

Alderman Hanson underwent a survey regarding City Hall on her social media and wanted to share with the Board. Out of 203 respondents total, 168 people said they wanted to move it next to the police station on Columbia Avenue.

Alderman Baggett reminds the Board that this City Hall is being funded with capital investment, so there is no tax increase for citizens. However, he is still interested in this proposal and wants to hear more from Mr. Granbery. For him, it comes down to the value of the land on the Square.

Alderman Brown still believes in City Hall's impact on the Square. Some of this impact is hard to quantify. He thinks the proposed property by the Police Department should really be used for those communities over there. What is the cost associated with developing 5 acres outside of the building (parking lots, landscaping, etc.)? The City needs to do their due diligence, but separating from the Downtown Core could be detrimental. There might be more positive economic impact if Mr. Granbery redevelops his 5-acre property in a different way.

Mayor Moore apologizes for not taking the property swap seriously at first. He is experiencing déjà vu with the police department property years ago. He is not opposed to reviewing the proposal, but he has always wanted City Hall to be on the Square. He worries that if Staff does not review this proposal concurrently with the new schematic design, they might struggle to keep the ball rolling. He appreciates Mr. Granbery for being a good steward of his properties.

Public Comment Cont'd:

Ed Sylva, local attorney, is also having déjà vu from when the courthouse wanted to move next to the jail many years ago. He argues that the heart of the community is the square and the City Hall. Community members know to come here to be heard. He is in support of City Hall renovations and wants it to remain on the Square. City Hall is the center of commerce and the center of the community.

Alderman Petersen reminds him that City Hall was not at this location in the 1970s.

Mr. Stuckey wants to discuss where Staff should go from here. He senses an interest to do some due diligence on alternative options. He agrees with Mayor Moore that Staff should better understand City Hall's current site in tandem with continuing to pursue the current schematic design. He proposes that the Board let Staff run the design to 50% to answer the questions that arose tonight. Then, Staff will bring an updated professional services contract to the table. This is a 100-year decision, so City Leadership needs get it right.

Alderman Brown agrees that Staff should do some with the due diligence, but he wants to hear DNA and DFA voices. These organizations represent the Downtown District, and their thoughts should be included in the decision-making process.

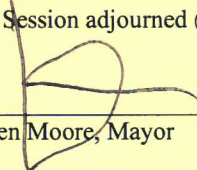
Alderman Baggett thinks City Hall must be on this site to stay in the Downtown District. He thinks that this site will be astronomically more valuable than the 5-acre property down the street. Getting an appraisal would help make this a quick decision.

Alderman Burger seconds everything Alderman Baggett said. The Board can afford to slow down even if we don't want to, in order to do their fiduciary responsibility to the Citizens.

Vice Mayor Barnhill also thinks Staff has a fiduciary responsibility to 86,000 people to explore all options. He believes this should have been done two to three years ago, but better late than never.

ADJOURN

Work Session adjourned @ 6:59 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office 1/20/2023 3:13 PM