



## Meeting Minutes

### Work Session

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Tuesday, March 14, 2023

5:00 PM

Board Room

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#### CALL TO ORDER

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

Board Members Present: Clyde Barnhill, Patrick Baggett, Gabrielle Hanson, Ann Petersen, Jason Potts, Beverly Burger, Brandy Blanton

Board Members Absent: Matt Brown

Staff Present: Shauna Billingsley, Vernon Gerth, Kristine Brock, Angie Johnson

#### CITIZEN COMMENTS

Greg Judy, 1417 Marmians Court, Franklin, TN, wants to thank the Board for considering him for reappointment to the Building and Street Standards Board of Appeals.

Robert McNamara, 4715 Peytonsville Road, Franklin, TN, spoke in support of approving the Franklin Pride Festival special event permit.

Lauren Martin, 803 Edwards Drive, Franklin, TN, is also in favor of approving the Franklin Pride Festival special event permit.

Eve Boger, 116 Deerfield Lane, Franklin, TN, supports the approval of the Franklin Pride Festival special event permit. She shared testimonies from Franklin's LGBTQ+ youth community and how important this event is to them.

Karen Kendall-Fite, 136 Cavalry Drive, Franklin, TN, supports the approval of the Franklin Pride Festival special event permit.

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

#### WORK SESSION DISCUSSION ITEMS

##### 1. Williamson Remembers Committee - Presentation And Consideration Of Installing Three Historical Markers On City Property

Sponsors: Williamson Remembers Committee

Mayor Moore introduces Dr. Kenneth Hill, Lamont Turner, and Dr. Carol Van West of the Williamson Remembers Coalition. The goal of the committee is to verify the historical lynchings that occurred in the community and determine the best way to acknowledge and/or memorialize their impact on African-Americans in Middle Tennessee. The product of the committee is a proposal to incorporate three historic narrative markers in Downtown Franklin that address the lynchings and the largely overlooked role of African American troops in the Civil War.

Rev. Dr. Kenneth Hill, Pastor of Shorter Chapel African American Methodist Episcopal Church, states that the path from the Civil War to Civil Rights was marked by lynchings across the South, and it is critical to acknowledge that in Franklin. He urges corrective action against the racial injustice perpetuated in modern times. The Williamson Remembers Project is a form of community remembrance work aimed at racial healing, reconciliation and elimination of historical amnesia imposed by slavery and racial segregation.

Lamont Turner asks himself why he wants to acknowledge humanity in Franklin via these proposed markers?

1. To instill Franklin's values. The humanity of the Williamson County lynching victims was never acknowledged by the perpetrators or the community. By acknowledging them today, it reinforces the values Franklin has as a community today - the humanity of all and not just some.
2. To add balance to the cultural narrative in our community.
3. To acknowledge the capability of humanity. Erecting these markers is a reminder to us all of what we are capable of when all of humanity is not acknowledged, but it is also a reminder of how much we have grown as a society. This project can serve as an inspiration for how much growth is possible for a community.

Dr. Carroll Van West commends the Franklin community for always considering its history, good and bad, and how to share it with others. He claims that history is the ultimate "it is what it is." If we ignore it, it does not go away, instead it tends to fester. Hence, he is inspired by the will to acknowledge this ugly part of Franklin's history and find justice for the African-American community members.

#### **Board Comments**

Alderman Burger commends the Williamson Remembers Coalition for pursuing this worthy cause. Then, she asks what the next steps are?

Answer: The next step is to gain input from the Board about the project overall and the geographic location of the markers. Then, the project will move to the Civil War Historical Commission for specific feedback and recommendations. Lastly, with their input, this will come back before the Board of Mayor and Alderman for final approval as a resolution.

Alderman Burger follows-up by asking who she should send her specific edits and recommendations to?

Answer: Send edits to Dr. Hill, and he will present it to the entire Williamson Remembers Coalition for discussion.

Alderman Blanton thanks the Williamson Remembers Coalition for their efforts. She wants to continue telling a balanced story of Franklin's history, and this project aligns with that vision of racial reconciliation.

Alderman Hanson does not support the efforts of the Williamson Remembers Coalition. She believes that if the Board does not acknowledge every person who was killed at the hands of another, no matter the circumstance, the Board should not acknowledge anyone. It is unfair that everyone killed wrongfully does not get a plaque to memorialize their life. She knows that the lynchings are shameful, but they were not widespread in the community. These racial terror markers represent a social justice movement that is inherently faulty. She goes on to say that the State passed a law in May 2018 that granted victim status to those who were a victim of a Civil Rights crime. If they can get victim status, they can file for reparations. With these racial terror placards, the City is setting itself up for financial reparations. In March of 2022, the Federal Government passed a law that allows for this same pathway for victims.

Alderman Baggett wants to understand the thought process behind selecting the location for the markers. Is there significance to the locations that were chosen?

Answer: The locations were selected based on walkability to downtown to maximize exposure. They are part of a long-term vision for a historical walking trail downtown towards Bicentennial Park. They do not show the location of actual lynchings.

Alderman Baggett believes this project is a very beneficial effort for this community with bipartisan support. He is curious what else is in the pipeline for historical markers on the Square. He wants to ensure the Board integrates this history in a cohesive way across the City. The location of the markers can help provide context for maximum understanding amongst community members and tourists alike.

Alderman Potts thanks the Committee for their time invested in this project. He thinks it is critical to tell the community's history because "If we do not tell it, we will repeat it." There is an opportunity here to provide a more balanced story. Like Alderman Baggett suggested, he wants to consider a planned approach to how

these markers integrate into the long-term vision for a historic walk downtown.

Mayor Moore recommends sending this project to the Civil War Historical Commission for them to evaluate.

Alderman Burger appreciates the intent of this project and thinks history needs to be told, but believes there is a hole in the narrative. She believes the project leaves out the triumphs in Franklin's history and instead focuses on the terror and dark times.

**2. Consideration Of Liquor License For Villiage Links III, LLC, DBA Bakehouse Wine And Spirits, (Steve Bledsoe, Rusty Atwood, Carly Atwood, Diane Bledsoe, Managing Agent) 117 1st Avenue North, Franklin, TN 37064**

**Sponsors:** Angie Johnson

A retail liquor license certificate request has been received for the location at 117 First Avenue North, Bakehouse Wine & Sprits. A City of Franklin Retail Certificate is required for the new owners to obtain their Tennessee Alcoholic Beverage Commission (ABC) license. This is an existing liquor license at an existing location with a new owner. In accordance with policy, a background record check has been performed by the Franklin Police Department. The applicants have successfully met all requirements for this certificate to be issued.

***The item is expected on the March 28, 2023 Board of Mayor and Aldermen Meeting for consideration.***

**3. Consideration Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing On April 11, 2023**

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

The applicant is requesting a Plan of Services for the property located off of Liberty Pike, Map-Parcel number 79-05303. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Water Utility District Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will be required to extend the sanitary sewer greater than 1,000-feet to provide service to the property. Access to the property shall be provided from Liberty Pike. The owner of the property shall be required to submit a traffic impact study for review and approval. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

***The item is expected on the April 11, 2023 Board of Mayor and Aldermen Meeting for consideration.***

**4. \*Consideration Of Resolution 2023-04, A Resolution To Annex A Property On Liberty Pike, Consisting Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On April 11, 2023**

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

The property being considered for annexation is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property was not included in the growth area study from 2018 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The subject property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. The applicant intends to

subdivide the property into two single-family residential lots.

***The item is expected on the March 14, 2023 Board of Mayor and Aldermen Meeting for consideration on First Reading.***

5. **\*Consideration Of Ordinance 2023-04, An Ordinance To Zone 7.06 Acres Estate Residential (ER) District And Hillside/Hillcrest Overlay (HHO) District, For The Property Located North Of Liberty Pike And West Of Turning Wheel Lane. Establishing A Public Hearing On April 11, 2023**

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

The criteria for the zoning, since the applicant did not request a specific zone and the property is not part of a recorded subdivision, leaves only two choices for the zoning, AG or ER. Staff finds that Estate Residential (ER) is the most appropriate of the two options, should the Plan of Services, RES 2023-05, and Annexation, RES 2023-04, be approved by BOMA, due to the property's assigned Design Concept of Mixed-Family Residential and that the existing development surrounding the subject property is primarily residential in nature. The proposed zoning of Estate Residential (ER) is also appropriate for the applicant's desire to create two single-family residential lots.

Alderman Burger asks how we protect this property from hill erosion?

Answer: The proposed zoning of Estate Residential requires a minimum of 2-acre lots which would help minimize development on the property. However, Staff is aware of the potential for erosion and the history of erosion at adjacent properties.

***The item is expected on the March 14, 2023 Board of Mayor and Aldermen Meeting for consideration on First Reading.***

6. **Presentation And Discussion Concerning Transportation Impacts And Current City Of Franklin Requirements**

**Sponsors:** Paul Holzen, Adam Moser

The purpose of this presentation is to provide information to the Board of Mayor and Aldermen concerning transportation impacts and current city requirements. Traffic projects in the Cool Springs area and Goose Creek area show a significant amount of extreme delay. City Staff is seeking input on how to best manage the projected growth and ensure that the City is adequately planning for the future infrastructure needs around the City. Staff provides an overview of the Cool Springs Traffic Study and provides examples of extreme delays. In addition, Staff provided a high level summary of our current Traffic Impact Analysis (TIA) requirements and Capital Investment Program. The ultimate goal is to obtain feedback and guidance on how to handle recommendations associated with individual developments as they are proposed.

Alderman Blanton asks (1) when the current policy was implemented, and (2) if this is the City's current policy, how did the Cool Springs Boulevard developments have different requirements for their TIA?

Answer: Every development that hits the distance threshold for a TIA is required to do it. Sometimes developments are in the half-mile radius but do not reach the mile requirement, so staff does not study those inspections. If a development does not meet the full peak-hour trip, it is not feasible for the City to require the TIA process and take on those off-site improvements.

Alderman Blanton follows-up by asking how the City avoids unfairness for the last development to be built in a neighborhood?

Answer: It is a challenge. The City implemented a third-party consultant review about five years ago to help Staff better vet the proposed developments and their impact on current traffic. If a TIA fails, it is important that the Board is aware when making decisions regarding new developments. If they approve more development in the same area, it will make the traffic congestion worse.

Mayor Moore recommends setting up individual meetings with Paul Holzen, Director of Engineering, and Adam Moser, Traffic Engineer, before bringing it back to the Board. That allows an opportunity for each Alderman to ask questions and familiarize themselves with the material.

**7. Consideration Of Amendment 3 To COF Contract No. 2020-0055, With Ascension St. Thomas Urgent Care For Renewal Regarding Near-Site Clinic Services**

**Sponsors:** Kevin Townsel

This Amendment addresses the desire to extend the current City of Franklin contract for near-site clinic services with Ascension St. Thomas Health - Urgent Team for another year. The City of Franklin is within the three-year timeframe for renewing this contract with Urgent Team. The City of Franklin utilizes Urgent Team for pre-employment physicals, random and post-accident drug testing, workers' compensation injuries, and medical care for employees and their dependents on our medical plan.

*The item is expected on the March 28, 2023 Board of Mayor and Aldermen Meeting for consideration.*

**8. \*Consideration Of Amendment 1 To COF Contract No. 2022-0141, An Interlocal Agreement Between The City Of Franklin, Tennessee And The Franklin Housing Authority (The "Authority") Designating The Authority As A Subrecipient Of American Rescue Plan Act Grant Funds**

**Sponsors:** Kristine Brock

On August 9, 2022, the Board of Mayor and Alderman approved COF Contract No. 2022-0141, which designated the Franklin Housing Authority (the "Authority") as a subrecipient of the City's American Rescue Plan Act grant funds. In this agreement, the City agreed to allocate to the Authority \$1,000,000 of its federal grant appropriation of \$9,253,841, for the purpose of improving water, sewer and stormwater drainage infrastructure within its affordable housing communities. The Project Description describes the use of funds as improvements to Shawnee Place (\$600,000), Spring Street/Johnson Circle (\$200,000) and Short Court/Natchez Street (\$200,000). There is no local match required for this grant program.

On January 22, 2023, Mr. Derwin Jackson, Executive Director of the Authority, sent a letter to Mayor Moore requesting a reallocation of the \$1,000,000 of federal funds from the uses described above to all of the funds assigned to the Shawnee Place development. Mr. Jackson writes, "Construction costs continue to rise and the funds are needed for the water and sewer improvements for that property."

*The item is expected on the March 14, 2023 Board of Mayor and Aldermen Meeting for consideration.*

**9. Update On The American Rescue Plan Act Grant Programs**

**Sponsors:** Kristine Brock, Mark Hilty, Mike Lowe, Michelle Hatcher, Paul Holzen

*The item will be on the March 28, 20223 Work Session.*

**10. Consideration Of COF Contract No. 2022-0322, With The Liberty Hills Homeowners Association For The Liberty Hills Pond Stream Restoration Project**

**Sponsors:** Paul Holzen, Jeff Willoughby

City Staff and the HOA leadership have agreed to partner in the removal of the inline retention pond and convert the pond back to its original stream. The City has contracted with Civil and Environmental Consultants (CEC) to provide design work that will utilize natural stream restoration design components to restore this segment of Ralston Branch. This will also include a 60' adjacent riparian buffer with native plantings. Staff met

with the HOA and received approval and support for implementation of this potential design. This agreement formalizes the HOA's support, obligations and commitments for the project.

*The item is expected on the March 28, 2023 Board of Mayor and Aldermen Meeting for consideration.*

**11. Consideration Of COF Contract No. 2022-0319, Between The City Of Franklin And The Franklin Housing Authority For The Reimbursement Of \$50,000 For Infrastructure Work At Cherokee Place**

**Sponsors:** Tom Marsh, Kathleen Sauseda

The funding of \$50,000 for infrastructure associated with the Cherokee Place housing project will come from the City's Community Development Block Grant allocation.

*The item is expected on the March 28, 2023 Board of Mayor and Aldermen Meeting for consideration.*

**OTHER BUSINESS**

Alderman Potts thanked Alderman Petersen and Mr. Gerth for their recent attendance at the Ward 3 Meeting regarding a property at 4309 S. Carothers Road. Alderman Potts explains that in 2021, this property was rezoned based on a Discovery Center being built. Unfortunately, the funds for the center fell through, and now the developer is using the previous zoning change and building a service station at that location instead. He brings it before the Board because there are many concerned citizens regarding the service station development. All 12 HOAs that are a part of the Franklin Alliance of Homeowner's Associations for Ward 3 are opposed to the gas station. Even though the gas station has followed the City's procedures and is in compliance, Alderman Potts believes the Board needs to review future rezoning proposals and consider: what's going in, when it's going in, and where it's going in. If the solution is creating a new zoning classification, he is willing to dedicate the time and energy to make that happen.

Vice Mayor Barnhill requests that Ms. Billingsley address the situation and what would happen if the Board rezoned this property again.

Answer: The Board cannot rezone it. When considering a zoning update, the Board must consider all potential owners and all possible uses in the new zone. In this example, the property was lawfully rezoned and the service station is within the allowable uses for current zoning.

Ms. Wright continues that because this site plan is already vested, there is no retroactive action that can happen unless the vesting expires. The Board can rezone the property again now, but the service station could still move forward as a legally non-conforming use because it was approved when it was a legal use.

Alderman Potts asks Ms. Wright and Ms. Billingsley if they could draft a resolution to remove service stations from the Neighborhood-Commercial Zoning Criteria.

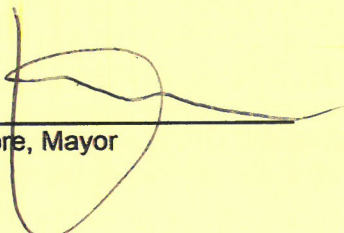
Alderman Burger wonders why gas stations are permitted to be built that have an unappealing gas station aesthetic. They should look like they fit in the community and blend in to the other development.

Answer: Ms. Wright states that with the 2019 Zoning Ordinance, there were several changes to site design requirements for service stations. No gas stations have been approved and built under the new legislation at this point in time. However, these new site design requirements are more stringent than they were in the past.

**ADJOURN**

Work Session Adjourned @ 6:56 PM

D. Ken Moore, Mayor



Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 3/20/23, 2:00 PM

