



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Work Session

Tuesday, June 27, 2023

4:00 PM

Board Room

CALL TO ORDER

Mayor Moore called the meeting to order at 04:02 PM

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

Board Members Absent:

Staff Present: Eric Stuckey, Shauna Billingsley, Mark Hilty, Vernon Gerth, Kristine Brock, Angie Johnson

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. ***Consideration Of Ordinance 2023-15, An Ordinance To Rezone 7.2 Acres From Residential 4 (R4) To Planned (PD 38.19/3,000) District For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike (Middle Eight PUD Subdivision). Establishing A Public Hearing On August 8, 2023**

Sponsors: Emily Wright, Amy Diaz-Barriga

Ms. Wright reintroduces the Middle Eight Project. She explains that the main reason the Board discussed building height changes at the last meeting is because the figures had differed from what was originally presented to the Historic Zoning Commission. Normally, the process is to go back to the Historic Zoning Commission before coming to the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Alderman (BOMA). However, given the current stage of this process, there is an alternate solution to consider. Regarding Condition #91, where Staff has recommended that the building height be no more than 2 feet, 6 inches taller than Jamison Station, it could be amended. If the Board wanted to amend the condition, the Board could make a motion to say: "The height of multi-family buildings are appropriate as depicted by the development plan, and that the final height of the buildings in the historic preservation overlay (HPO) will be determined by the HZC with their Certificate of Appropriateness." This would not add additional steps.

Dwight Kiser of Kiser Vogrin Design and his team were present to answer questions from the Board.

The Board proceeded with discussion of the Middle Eight Development. Their comments are listed below:

	<i>Comments</i>
Vice Mayor Barnhill	• Lack of parking • Building height concerns
Alderman Petersen	• Concerns regarding historic importance of the Truett House • Building height concerns • Impervious surfaces and open space concerns • Lack of parking
Alderman Potts	• Lack of parking
Alderman Hanson	• Unit affordability concerns • Building height concerns • Need assurance that design rendering is reflected in final product • Flooding concerns
Alderman Burger	• Development will lead to flooding improvements • Development has renowned architect on staff • Development will boost The Factory • Appropriate building height
Alderman Blanton	• Infrastructure is ready for more density • Walkability of Franklin Road will help connect the Downtown District to the Factory District • Open to change
Alderman Brown	• Density and development will boost The Factory • Need more housing inventory in Franklin
Alderman Baggett	• Improvements to Old Liberty Pike will aid the success of this development • Good project design overall

Public Comments:

Bari Beasley, 112 Bridge Street, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Mike Reinfeldt, 119 Jamison Station Lane, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Elizabeth Crockett, 166 Franklin Road, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Lisa Alexander, 160 Lancaster Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Lori Hennan-Bell, 177 Lancaster Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Thomas Bell, 177 Lancaster Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Margie Thessin, 400 Maplewood Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Kari Brandy, 24 Daniels Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Marc Driskill, 162 Franklin Road, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Wallace Gillespie, 161 Lancaster Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

Tony Brandy, 24 Daniels Drive, Franklin, TN, is opposed to the approval of the Middle Eight Project.

The item is expected on the June 27, 2023 Board of Mayor and Aldermen Meeting for consideration for First Reading.

2. **Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike. Establishing A Public Hearing On August 8, 2023**

Sponsors: Emily Wright, Amy Diaz-Barriga

This item was heard concurrently to Item 1.

The item is expected on the August 8, 2023 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

3. **Consideration Of COF Contract No. 2023-0095, With 228 Franklin, LLC For Parkland Impact Fee And Construction Agreement For The Middle Eight**

Sponsors: Lisa Clayton, Heather Eusebio

Mr. Stuckey and Ms. Clayton introduced the item and explained that the owner of The Middle Eight has requested to offset a portion of the costs of construction of plazas, courtyards, seating areas and enhanced hardscape amenities against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee to be Five Hundred Thousand Ninety-One Eight Hundred and No/100 Dollars (\$591,800.00).

The item was acknowledged and is expected on the August 8, 2023 Board of Mayor and Aldermen Meeting for consideration.

4. ***Consideration Of COF Contract No. 2023-0172, With The Tennessee Department Of Environment & Conservation American Rescue Plan Act For The Non-Competitive Grant Amount Of \$4,679,357.36**

Sponsors: Kristine Brock, Mark Hilty, Michelle Hatcher, Paul Holzen, Chris Franklin

In October 2022, the City applied for a non-competitive grant under the American Rescue Plan Act (ARPA) delineated for the City of Franklin. Under the funding, the City will provide a 35% match for all funding that can

be used for rehabilitation or resource protection in water, wastewater, and stormwater fields. The following projects are included in the ARPA project:

- WW-PDC-1 - Spencer Creek Pump Station Rehab
- WW-PDC-2 - ABW Filter Rehab at WRF
- WW-PDC-3- Chlorine Injection Points for WRF Reclaimed Waters
- WW-PDC-4- WRF Plant Water Booster Pumps
- WW-PDC-5- Return Sludge Pump Station
- SW-PDC-1-Liberty Hills Stream Restoration

Alderman Potts asked for a reminder of the total cost for the Liberty Hills Stream Restoration Project, and what the City is paying for versus what Liberty Hills is paying?

Answer: The City submitted a project cost of \$2M and 65% would come from the grant with a City match of 35% (about \$700,000).

The item is expected on the June 27, 2023 Board of Mayor and Aldermen Meeting for consideration.

5. Consideration Of Resolution 2023-19, A Resolution Adopting The Fourth Amendment To The City Of Franklin Amended And Restated Employees Pension Plan Dated Effective As Of January 1, 2018 (Increasing The Lump Sum Threshold To \$25,000 For Terminated Vested Participants)

Sponsors: Kristine Brock, Kevin Townsel

This recommendation related to the Lump Sum Threshold for terminated vested participants comes from the Employee Pension Committee's Spring meeting. The current lump sum threshold amount of \$15,000 was last increased by the Board of Mayor and Aldermen in 2016 (Resolution 2016-64), when it was adjusted from \$10,000. The purpose in periodically increasing this amount is to the advantage of both the former employee and the pension plan. Former employees with relatively small future benefits may roll these funds into a retirement program of their current employer, or make another decision with these retirement funds. The closed pension plan also benefits the future need to re-establish contact with former employees holding relatively small future benefits.

By increasing the Lump Sum Threshold by \$10,000 from \$15,000 to \$25,000, there is a potential short-term cost to the closed plan as terminated vested employees with balances beneath the threshold may elect to withdraw funds. Funds for this purpose are available within the assets of the closed pension fund.

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

6. Consideration Of Amendment 3 To COF Contract No. 2019-0007, With Reese Farms, LLC For Parkland Impact Fee And Greenway Trail System Construction Agreement For Reese Farms (Change In Owner Only)

Sponsors: Lisa Clayton, Heather Eusebio

The item was acknowledged and is expected on the August 8, 2023 Board of Mayor and Aldermen Meeting for consideration.

7. Consideration Of COF Contract No. 2021-0119, With Franklin Special School District For The Interlocal Agreement For The Freedom Ballfields

Sponsors: Lisa Clayton, Heather Eusebio

Ms. Clayton explains the joint-use agreement between the City of Franklin and the Franklin Special School District for the Phase 1 Baseball and Softball Field Renovation and restroom/concession stand structure at the Freedom/Poplar Grove Ballfields.

Franklin Special School District (FSSD) and COF have constructed Freedom Ballfields and Restroom/Concession Stand Structure ("Ballfields") on the grounds of Freedom Middle School/Poplar Grove School site that is owned by FSSD; for the use by students, faculty, staff and the general public for community purposes, in accordance with the policies and procedures contained in this Agreement and such additional policies and procedures as may be developed, for the purpose of enhancing the services and facilities that may be offered by either party individually. FSSD and COF wish to specify the method for sharing capital and operating costs, their relative responsibilities for the operation and staffing of the Ballfields, and the manner in which the construction, operation, and use of the Ballfields. FSSD and COF have determined that the Ballfields will result in both economic and operational benefits to both parties that could not be fully realized if acting independently.

The item was acknowledged and is expected on the July 11, 2023 Board of Mayor and Aldermen Meeting for consideration.

8. Discussion Of Creekside Property

Sponsors: Eric Stuckey

Mr. Stuckey is seeking guidance from the Board on how to proceed with the Creekside Property.

Alderman Brown spearheaded this discussion. He emphasized that prioritizing open space in Franklin was a key piece of feedback from the Citizen Survey. He introduced Adam Ballash from Friends of Franklin Parks and Chair of Riverwalk and Trails Committee to explore a vision for the property. The goal is a green corridor or gateway on Mack Hatcher Parkway with the opportunity to expand Harlinsdale Park with an extensive trail network through the property. Williamson County Schools does not currently have the ability to host cross country events that require trails, so this is good opportunity to bring large tournaments and uses to Franklin.

Board's Initial Reaction to the Project:

Vice Mayor Barnhill is concerned about the \$9M price tag.

Alderman Petersen has no comment.

Alderman Hanson is concerned with spending reserve money on this due to the current state of the economy. Timing is a concern with City Hall project coming up. However, she does like the preservation aspect of the project

Alderman Potts is focused on preservation opportunities, and he does not want to miss this opportunity. This would be good addition to the park system. He supports moving it forward and continuing this conversation.

Alderman Burger has a problem with the impact to the taxpayers. She believes the City should explore raising funds for this in the community via donations.

Alderman Baggett emphasizes that this is what the citizens want. The community wants to preserve the rural character of Franklin. He recommends moving forward in phases and starting with Plat 2. There is consensus for that plat across the board. He believes this is their chance to leave a lasting mark on the City.

Alderman Brown reiterates Alderman Baggett's comments. He urges the Board to listen to citizens who want us to preserve this exact land. Plat 5 and Plat 6 should be considered as part of the bigger vision for Roper's Knob.

Alderman Blanton reminds the Board that people did not want the Harlinsdale Farm and the Eastern Flank properties, but now it is a loved spot in town.

Mayor Moore would like to focus on Roper's Knob and access from the Cool Springs extension rather than the east side of Franklin Road. He knows there are many CIP projects and not enough funds for them all.

9. Consideration To Deny Sanitary Sewer For 2051 Wilson Pike And A Discussion On The Urban Growth Boundary And Request For Guidance To Move Forward In Mayes Creek Basin

Sponsors: Vernon Gerth, Michelle Hatcher, Scott Andrews

The property at 2051 Wilson Pike is located outside of the City limits but within the Urban Growth Boundary (UGB) in the Mayes Creek Basin. The applicant, Dean White, requested denial of sewer to build an equestrian retreat in the County. Mr. White was present to answer any questions from the Board.

Water Management recommends approving sanitary sewer contingent on applicant following the Basin Plan for serving the property with sanitary sewer.

- Denying this property sanitary sewer would prevent approximately 1,246 acres that would flow across this property from ever accessing City sewer
- This accounts for approximately 22% of the total basin acreage located within the UGB
- Keeping the property in the UGB but cutting the 1,246 acres off from the possibility of City sewer to benefit development of one property of approximately 114 acres
- Allowing properties to go County strips City of any control over how our UGB develops
- Denying the property sewer service and not collecting their impact fees and proportionate share, in essence makes the system buildout financially not feasible.

If the Board wants to keep the UGB as it is without a reduction of the Mayes Creek Basin in the UGB, Water Management needs guidance on how to address sewer requests moving forward. A decision on an individual request informs what will happen to the entire basin.

Mr. White spoke to the Board regarding the sewer denial at his property.

The item will be discussed further at a future Work Session.

10. Consideration Of Special Event Permit For Christmas Parade Sponsored By Downtown Franklin Rotary Club On December 2, 2023

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is expected on the July 11, 2023 Board of Mayor and Aldermen Meeting for consideration.

11. Consideration Of Ordinance 2023-16, An Ordinance To Amend Title 8, Chapter 2, Section 211 Of The Franklin Municipal Code Relative To Special Event Beer Permits

Sponsors: Shauna Billingsley, Jessica Davey

The item will be discussed on the July 11, 2023 Work Session.

12. Discussion Of Peddlers, Solicitors, And Itinerant Merchants - Pop-Up Commercial Merchandise Sales, Services, And Permitting Requirements

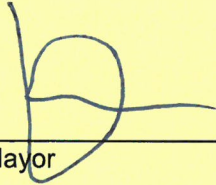
Sponsors: Eric Stuckey, Vernon Gerth, Jessica Davey

The item will be discussed on the July 11, 2023 Work Session.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 7:02 PM

A handwritten signature in blue ink, appearing to be 'Ken Moore', written over a horizontal line.

Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 8/1/2023, 9:48 AM

