



City of Franklin

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Meeting Minutes

Work Session

Tuesday, August 22, 2023

4:00 PM

Board Room

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 04:00 PM

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

Board Members Absent: None

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@franklinton.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Presentation Of New City Hall Design At 75% Schematic Design

Sponsors: Vernon Gerth, Kelly Dannenfelser, Joe Marlo, Anna Ruth Kimbrough

Mr. Stuckey stated that the project has reached a threshold of 75% schematic design in the design process. The team will walk the Board through the key elements including more detailed architectural renderings, concepts, and some adjustments to the building itself. Mr. Stuckey requested feedback from the Board about this stage of the schematic design.

Mr. Gerth stated that the team would like to hear feedback from the Board regarding the architectural and commercial components of the 75% schematic design to take back to the Historic Zoning Commission for formal review. As the team worked towards being conscientious of cost and functionality, a few changes were made to the project based on previous feedback from the Board. It is proposed that the IT Department will be relocated to the second floor above the Boardroom. This means that the finished height of the Boardroom would be around 12 feet, instead of 24 feet in height. Also, it is proposed that 4500 square feet of commercial space be moved into the existing footprint.

Ms. Kimbrough reiterated that the team continues to explore ways to reduce project costs through value engineering. One of the ideas is moving commercial use space to the first floor of the two-story portion of City Hall where the IT Department has been in previous plans. The City would maintain City Hall office space above the commercial space by proposing to relocate the IT Department above the Boardroom. This change would reduce the height of the boardroom from a double-story space to a single-story space, as Mr. Gerth mentioned. The new Boardroom would be one and a half times the size of the current Boardroom space. Ms. Kimbrough explained that the proposed change not only reduces the cost and the project square footage, but also moves the commercial area closer to the Square, activating Third Avenue. The commercial space is proposed to be approximately 4500 square feet, which is recommended to be divided into two to three tenant spaces.

A ramp has been incorporated into the promenade for ADA access from the square to City Hall and to the Second Avenue parking garage. The plaza design has been revised to remove the fountain and incorporate a curved plaza and stadium-step seating at the entrance, bringing emphasis to the corner and allowing for

smoother circulation around the plaza from the Square to Third Avenue. People will be able to approach City Hall from more directions, providing a welcoming atmosphere. Generally, DRC is supportive of the design evolution with one recommendation to lower the height of the boardroom portion of the Third Avenue elevation. It should be pushed back towards the building to further reduce its prominence and avoid competing with the main entrance on the Square.

Ms. Kimbrough provided two conceptual sketches for the two-story portion of City Hall, focusing on a design compatible with City Hall, but distinctive and appropriate for mixed-use buildings. Ms. Kimbrough also provided the initial design study for the alley facing elevation. The open office areas for Staff Departments are located to the rear of the building facing the alley, providing ample daylight and views for Staff from within their office areas. DRC recommended the elevation be further studied to relate it more to the design of the other facades while maintaining ample daylighting and views for staff office areas.

Board Comments:

Alderman Hanson stated that at the current cost for the City Hall project, it will cost every citizen in the community about \$1300-\$1400 each. With the presented changes, how much money will be saved? Answer: Mr. Gerth explained that commercial space was not included in the initial plan, but relocating the IT Department to the second floor above the Boardroom would save the City over a million dollars. Then, Mr. Marlow explained the cost savings is 1.5 million. Mr. Stuckey reminded the Board that the third-party owner's rep, which will be ongoing, will help the City with value engineering savings along with other savings opportunities.

Alderman Brown stated that he is very pleased with the commercial space in the main building, and the restructure of the Boardroom makes practical sense. This is a better use of space rather than a 24-foot ceiling height in the Boardroom.

Alderman Blanton agreed with Alderman Brown, stating that Staff office space is a better use of the area than having a 24-foot ceiling height in the Boardroom. Alderman Blanton cautioned against a restaurant tenant in the retail space due to possible food smells that may penetrate City Hall.

Alderman Potts stated that he would like to see two ADA-accessible ramps available at City Hall. Alderman Potts noted that the rendering on slide 10 appears to blend with existing structures and seems to be more historically appropriate.

In response, Ms. Kimbrough noted that DRC favored the arched window with the simpler cornice of option two. Also, the DRC was not in favor of painted brick, and they are tired of white and black.

Alderman Petersen noted the importance of having enough ADA parking spaces. She also supports a second ADA ramp being added to the City Hall plan.

Alderman Baggett noted his concern about the space between 231 and City Hall and the potential of distorting the square.

Ms. Kimbrough explained that many people enter from the garage to the main entrance of City Hall. Landscaping will be introduced.

Further, Alderman Baggett mentioned that the quadrant in the front of City Hall that has an abundance of hardscape may benefit from landscaping to soften the feel of the area. He also stated that the commercial area with or without painted brick will have a feel that the buildings have been there for a period as they complement the historic buildings of downtown Franklin. Then, he asked: What about the design of the City Hall building will people remember 100 years from now?

Answer: Ms. Kimbrough explained that the arched entrance will be the memorable part as the team continues to study the three divisions of the arch and continue to seek direction from the Historic Zoning Commission.

Vice-Mayor Barnhill asked what part of the building is supposed to enhance tourism. He is trying to discern the justification of the building's location on the Square.

Answer: Ms. Kimbrough stated that the commercial component will bring people down Third Avenue, therefore activating the entire building. Mr. Gerth further explained that what enhances tourism and a sense of community is the prominence of City Hall where people can come in to see the government in action. Then, with the commercial component and the park, it creates a natural welcoming environment for tourists and Franklin citizens.

Mr. Stuckey explained that much of the public feedback was about completing the square. The City Hall building currently does not fit well and does not provide as much usable space as is needed. Creating a historically appropriate building that blends contextually with the Historic District and provides City Staff with enough space to work only generates more interest in Franklin.

Vice Mayor Barnhill expressed his concerns about the cost of the building per person for Franklin citizens. Most don't seem to be concerned about a 99-million-dollar building.

Answer: Mr. Stuckey stated that the current building is inefficient for staff needs. An extensive square footage study was conducted over time, identifying the areas of need currently and in the future. The proposed building will align with the current city government's needs. Once the schematic design is at 100%, the cost estimate will be more accurate as well. A third party will help evaluate costs, including value engineering. The City is trying to be mindful of the cost and the management of those costs.

Mr. Gerth explained that once the project is at 100% schematic design, there will be two independent cost estimates.

Alderman Burger stated that she likes the design and direction the plan is heading.

Alderman Blanton asked about the lighting plan.

Answer: Ms. Kimbrough explained that they are working on lighting as part of that next step but noted there would be up-lighting. More details will be available at the update in November.

Mayor Moore stated that he likes the alignment with the Court House and the idea of more space for people to walk and mingle. The increase in park space on Church Street is inviting for the neighbors in the area. Mayor Moore stated that the next update will be in November.

2. **Franklin Housing Commission Report**

Sponsors: Kathleen Sauseda, John Besser

Mr. Besser explained that the Franklin Housing Commission meets the first Thursday of each month. They discuss ways that the City can engage with private development to create a blend of housing options through education, advising and advocacy. Clayton Homes presented a housing option where the home is manufactured and assembled in Knoxville, then transported and placed on a slab foundation. Following Envision Franklin's long-term goals, the Commission will continue to research options to bring workforce housing and diverse housing options to Franklin.

3. **Consideration Of Special Event Permit For Turkey Trot Sponsored By Graceworks Ministries In Cool Springs Area On November 23, 2023**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is expected on the September 12, 2023 Board of Mayor and Aldermen Meeting for consideration.

4. ***Consideration Of Resolution 2023-59, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Debt Collection Services For A**

**Term Of Award For The Revenue Management Division Of The Administration Department
(Purchasing Office Procurement Solicitation No. 2024-001)**

Sponsors: Jessica Davey

Mr. Stuckey explained that the current arrangement for debt collection is set to expire. This Resolution will allow the City to use a competitive process to look at other options for a debt collection provider.

The item is expected on the August 22, 2023 Board of Mayor and Aldermen Meeting for consideration.

5. *Consideration Of Procurement Award To Lumenate Of Brentwood, Tennessee In The Total Amount Of \$52,999.99 For One (1) Artificial Tower Tree For The Maintenance Division Of The Streets Department (Purchasing Office Procurement Solicitation No. 2024-002; Contract No. 2023-0247)

Sponsors: Steve Grubb

Due to the inconsistency of the tree lighting last year and the amount of maintenance required, Mr. Stuckey stated that it is time for a new Christmas Tree.

Mr. Grubb stated that they assembled the tree back in April and all sections of the tree would not stay lit. The current tree is seven years old and has outlasted the five-year warranty.

Alderman Baggett suggested business partnerships to help with the cost of the tree.

Mr. Stuckey stated that he welcomes any business or organization who would like to share in the cost of the tree, but to receive the tree in time for Christmas, the Board needs to move forward with the consideration.

Alderman Burger asked Mr. Grubb about the warranty of the new tree.

Mr. Grubb explained there is a three-year warranty on the electrical components and a five-year warranty on the other parts of the tree. The general maintenance of the tree will be handled by the Franklin Streets team.

Alderman Hanson asked if the vandalism contributed to the tree lighting problems.

Mr. Grubb stated that it is difficult to determine if vandalism was the reason, but with the installation of cameras inside the tree, the City can monitor the activities inside and around the Christmas tree.

Mr. Stuckey stated that the City will continue to use cameras to monitor activity around the Christmas tree.

The item is on the August 22, 2023 Board of Mayor and Aldermen Meeting for consideration.

6. Consideration Of COF Contract No. 2023-0186, With Cool Springs Corporate Centre, LLC For Road Impact Fee Reimbursement Request

Sponsors: Paul Holzen, Jimmy Wiseman

Mr. Holzen stated that the existing turn lane would be extended along with entrances converted to right in and right out. The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above arterial roadway improvements is \$785,400.00. The total arterial impact fees generated by the development is estimated to be \$317,390.00. This leaves a gap of \$468,010. Mr. Holzen stated that when considering the reimbursement request, there are three items to bear in mind:

1. Do the improvements contribute to the overall improvement of the arterial system?
2. Is additional funding available?

3. Does the Board want to allocate money to this project?

Mr. Holzen stated that the improvements do contribute to the overall arterial system, and the money is available if the Board chooses to allocate the money for this improvement.

Alderman Blanton stated that this would be a great addition to the area. It would provide more walkable opportunities for the surrounding office buildings and the neighborhood.

Mr. Vogrin thanked Alderman Blanton for her comments. The idea is to create a hub of restaurants and retail around a central green space that provides walkability. Road improvements are needed to support this vision.

Mr. Holzen stated that the agreement was set up through the Ordinance, so the reimbursement total could only be \$317,390. If the Board wanted to reimburse the full amount, an amendment to the agreement could be made during the voting session.

Vice Mayor Barnhill asked where the money for reimbursement would come from.

Mr. Holzen and Mr. Stuckey commented that the money would come from road impact fees.

Alderman Potts stated that this is a great step for future infill projects.

The item is expected on the September 12, 2023 Board of Mayor and Aldermen Meeting for consideration.

7. **Discussion On The Results Of the Demonstration Project For The Proposed Southeast Clean Water Facility**

Sponsors: Michelle Hatcher, Brian Goodwin

Mr. Stuckey stated that Staff will be sharing the results of the Pilot Program of the Clean Water Facility in the Southeast Region and the next steps in permitting to move toward a second wastewater treatment facility.

Ms. Hatcher stated that this project was approved by the Board in 2020 with the goal of identifying and implementing sustainable wastewater services to Franklin's quickly growing Southeast Region. The solution must be reliable, resilient, protective, and cost effective. The study included:

- Regular coordination with TDEC and stakeholders
- Service area characterization
- Treatment technology and reuse alternatives evaluation
- Water purification demonstration facility design, construction, and operation

Mr. Goodwin stated that following the trends of the population projections and sanitary flow projections shows the need for additional capacity.

Mr. Stuckey stated that this is an aggressive assumption with approved development but plans have to be made for the future. The reality is that the City has a 10-year window or less to be able to put the additional capacity into place.

Ms. Hatcher explained that outreach opportunities will continue to be available as part of this process through website updates and ongoing presentations to Homeowner's Associations in the area. Ms. Hatcher stated that the next steps in the process will include submittal of a discharge permit and a state operating permit. In 2024-2025, the design of the new Clean Water Facility will begin, and the facility should be operational in 2030.

Alderman Baggett stated that he is pleased with the augmentation process. The Clean Water Facility will provide long-term stability but will be expensive. It will be important to determine how the water will be used and to consider the ratepayers.

Ms. Hatcher stated that financial analysis will be part of the final evaluation.

Mr. Stuckey noted that Franklin has two water sources available, which is a great benefit. Currently, Franklin produces about a third of the water used by customers depending on the time of year.

Alderman Potts thanked the Staff for their work on this project and stated that the feedback from Ward 3 had been positive. People are very interested. The more information that can be provided up front, as the team has done, the happier Franklin residents will be.

Alderman Burger asked how water will be added back to the river.

Ms. Hatcher explained that in conjunction with the demonstration facility, they will begin an intense sampling period to model the river. This will provide an understanding of how the demand put on the river will affect it long-term. This information will be available in the final report.

8. Discussion Regarding The Creekside Property

Sponsors: Eric Stuckey

Mr. Stuckey recapped the discussion from the end of June about the opportunity to acquire the Creekside Property for preservation and parkland. The next iteration before the Board for direction shows proposed City ownership the following parcels:

- The northern extension of Harlinsdale farm (Parcel 1 and Parcel 2)
- The balance of the property on the east side (Parcel 5 and Parcel 6) with the remaining preservation area (Parcel 7) as the Creekside home.

Mr. Stuckey stated that the City could acquire the 76 acres of parkland for \$6.25 million, which breaks down to approximately \$82,000 per acre of land.

Mr. Stuckey explained how the acquisition could be funded. The general fund has available dollars that are eligible for use on capital projects. The hotel/motel tax fund has consistently been used to help with park acquisition and park development. Bond financing with the City's AAA bond rating could amortize the acquisition over ten years and that would roughly be \$700,000 a year for 10 years. There are also opportunities to partner with Friends of Franklin Parks. The City will continue to look for opportunities from the grant side, as well. Mr. Stuckey stated if the Board wanted to move forward with the project, an outline of what that might look like has been prepared.

Potential Timeline:

- Should the Board direct pursuit of the property acquisition from the Preservation Partner group and the Church, the City would prepare a Memorandum of Understanding - 9/12/2023
- Disperse initial funds – Fall 2023
- First Franklin United Methodist Church finalizes purchase – Winter 2023/2024.
- Disperse balance of funds – Second half of FY 2024

Mr. Stuckey stated that several finalizations need to be made for Franklin Preservation Partners and the Church regarding financial arrangements.

Alderman Potts stated that he is encouraged about the discussions of this property and what the future may

hold for Roper's Knob. He stated that the City needs to move forward with the Memorandum of Understanding to get this project under way.

Alderman Hanson stated that she agrees with Alderman Brown and the importance of preserving this green area of Franklin. She agrees that the project should move forward. However, she has concerns about how the City will finance this project and suggests that the City research the possibility of grants to help fund the purchase.

Alderman Burger asked if the City would be more eligible for grant money if the City owned the property. Answer: The City would need to own the property to be eligible for certain grants or programs from the state or federal government. The timeframe presented would make it difficult to explore opportunities for a grant. There are other opportunities within the community for financing, and if the Board chooses that route, time for a masterplan may allow some of the funds to be returned through these financial partnerships.

Alderman Burger mentioned the opportunity for corporate partnerships, and "buy in" and "naming" potential could create revenue opportunities.

Alderman Baggett stated that the feedback from many citizens is to preserve Franklin's rural feel and character. The Franklin Road corridor is the only significant green space left in Franklin and preserving this area is part of a long-term vision of what Franklin will be in the next 50 to 100 years.

Vice Mayor Barnhill stated that the challenge for Mr. Stuckey is to not get bogged down by the details and complete this plan by the end of the year. Vice Mayor Barnhill extended his blessings for this project.

Mayor Moore stated that acquiring Parcel 2 makes complete sense, but he would like to know what the alternative plan is for Parcel 5 and Parcel 6 if the City does not acquire them. He thinks there is a way to incorporate this property with a trail system that eventually includes Roper Knob. Mayor Moore also stated that he agrees with Vice Mayor Barnhill to move forward with the Memorandum of Understanding to see what can be accomplished to acquire the Creekside property.

Mr. Stuckey responded to Mayor Moore's comment about Parcel 5 and Parcel 6. He states that the two parcels will provide connectivity to Ropers Knob (Phase 2 and 3). Mr. Stuckey noted that an easement would need to be established through Parcel 7 to connect the other proposed city owned parcels.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 6:27 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Eydie Hassell and Reviewed by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 8/31/2023, 11:13 AM