City of Franklin

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HISTORIC FRANKLIN TENNESSEE

Meeting Minutes

Work Session

Tuesday, January 9, 2024 | **5:00 PM** | **Board Room**

CALL TO ORDER
Vice-Mayor Matt Brown called the meeting to order at 05:00 PM

Board Members Present: Clyde Barnhill, Matt Brown, Patrick Baggett, Ann Petersen, Greg Caesar, Jason Potts, Beverly Burger

Board Members Absent: Brandy Blanton, Ken Moore

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

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. **Presentation On New City Hall At 100% Schematic Design**

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

Mr. Stuckey launched into the 100% Schematic Design for the New City Hall Project by introducing Ms. Dannenfelser and the consultant team who were present to walk through the final design and answer any questions from the Board.

Anna Ruth Kimbrough, the design team representative, shared the following plans:

- Park on Third Avenue and Church Street
- Commercial space design inspiration
- Interior floor plan review (parking garage, first floor, second floor, third floor)
- Exterior design progress - collaborative effort between BOMA and Design Review Committee (DRC)

Board Comments
Alderman Burger approved the final schematic design. She appreciated the attention to detail, especially on the commercial space facade. She asked if there is still an interior stairwell in the final floor plan?
Answer: Yes. It is a switchback staircase that is about 5 feet wide.
She followed up by asking how many parking spaces are there in the new garage?
Answer: About 200 spaces.

Alderman Caesar thanked the team for taking the time to thoroughly walk him through the design as a latecomer to the project. First, he was curious about the width of the sidewalk.
Answer: It looks wide because the team tried to contextually match the other side of the street. The site plan has not been completed yet, but the sidewalk will be wider than it is on Main Street.
He continued by asking if there is there a plan to have on-street parking still?
Answer: Yes. There will also be a drop-off zone.
To circle back, he wanted to know if the team anticipates the new sidewalk width impacting vendor placement

during street festivals in Franklin?
Answer: Potentially, but it will also lead people down Third Avenue to appreciate the new community open space. The goal is to make the park a community amenity where people can gather.

Alderman Potts thanked the team for their time and effort spent on this project. He thinks it complements the downtown street-scape well. He inquired if there is a plan to see any renderings for nighttime lighting of the outside facade?
Answer: Yes. Most likely, this will be provided when the outdoor lighting is finalized because those companies often provide nighttime renderings to highlight the lighting choices.
Then, he asked the team to highlight where the ADA ramp would be located.
Answer: The ramp will be on the pedestrian promenade near the Second Avenue Parking Garage.
He also asked if there is a plan for any public-facing meeting rooms, aside from the Board Room and the Training Room?
Answer: Yes. They are spread throughout the public zone of the building. On the first floor, the executive conference room will be used for smaller public meetings, such as the Beer Board. On the second floor, there are various conference rooms within Development Services.

Alderman Baggett thought the final schematic design looked good. He wanted to ensure that the upcoming cost estimate would not include build-out of tenant spaces.
Answer: That is correct. It will not be included.
He warned the consultant team to be careful with the brick color since it has such a large presence on the Square. To that, he was assured that material selections would come before the DRC and the Board during Phase III. The goal is to have a brick color in between the 231 Building and the Courthouse to blend the facades together seamlessly. Additionally, he wanted to make sure we continued to value-engineer throughout the design process.

Alderman Petersen wondered if the underground parking garage is still estimated to be $10M?
Answer: The team is still seeking independent valuations on the cost of the garage, but they wanted to remind everyone that the garage also serves a critical role as the foundation for the development of City Hall. Hence, that cost is factored in as well.
Her main concern is the lack of free parking downtown, so having a garage that is only accessible to City employees is concerning to her.
Answer: There is the potential to use this space for festivals and after-hours events, but City Staff will have priority.

Alderman Burger added that she thinks the Board needs to consider another City parking garage downtown.

Alderman Baggett thought that, outside of business hours, this garage should be open to the public.

Alderman Barnhill asked if the total all-in cost for the project is still $99M?
Mr. Stuckey reminded the Board that the most up-to-date cost estimate will be presented in February.

Vice Mayor Brown loved the commercial space integration into City Hall.

Mr. Stuckey addressed a common question regarding the single-story boardroom. He urged Ms. Kimbrough to touch on the design now that it is not a two-story room. Ms. Kimbrough stated that the Boardroom dimensions are 1.5 times the size of the current space. The ceiling height is 12 feet versus 11 feet now. Also, the structural engineers planned to have sight lines through the room. In other words, there will be no columns blocking the view for the audience.

Mr. Stuckey reiterated that the two independent cost projections will be presented to the Board in February, and this will also be the initiation of the final stage of the project(final design and bid document production). Staff expressed interest in discussing construction strategy and management with the Board in the coming months as well.

2. ***Consideration Of Resolution 2023-83, A Resolution To Affirm Compliance With Federal Title VI Regulations**

Sponsors: Eric Stuckey

Mr. Stuckey explained that this resolution affirms the City's ongoing compliance with Federal Title VI Regulations. By completing these self-assessments, the City of Franklin remains eligible for federal funding for various projects.

This item is planned for the January 9, 2024 Board of Mayor and Aldermen Meeting for consideration.

3. **Consideration Of Resolution 2023-82, A Resolution Acknowledging The Letter Of Agreement Between The Tennessee Main Street Program And The Downtown Franklin Association**

Sponsors: Eric Stuckey

Mr. Stuckey acknowledged that this is an annual resolution affirming the City's support for our downtown being part of The Tennessee Main Street Program and The Downtown Franklin Association.

This item is planned for the January 23, 2024 Board of Mayor and Aldermen Meeting for consideration.

4. **Consideration Of Resolution 2023-68, A Resolution Declaring Property At 15 Lee Court As Surplus Property**

Sponsors: Michelle Hatcher, Todd Snackenberg

Ms. Hatcher explained that the City of Franklin's Water Management Department no longer operates or houses equipment at 15 Lee Court. This property contains 0.08 Acres and is no longer needed for use by the City of Franklin. The appraised value is $7,000. The designation of surplus property will allow the property to be deeded to the neighboring property owners at 14 Lee Court who have, in fact, maintained this land for many years.

This item is planned for the January 23, 2024 Board of Mayor and Aldermen Meeting for consideration.

5. **Consideration Of Certificate Of Compliance For Retail Liquor License For Saint Goose, LLC D/B/A Saint Goose. Located At 134 2nd Ave N, Ste 104, Franklin, TN. Managing Agent And Sole Shareholder, Katelyn Ham**

Sponsors: Angie Skarp

Angie Skarp, City Recorder, introduced the item and was present to answer any questions from the Board.

This item is planned for the January 23, 2024 Board of Mayor and Aldermen Meeting for consideration.

6. **Consideration Of Certificate Of Compliance For Retail Liquor License For West Main Street Liquors. Located At 1326 West Main St #110, Franklin, TN. Managing Agent And Owner, Maria G Rodriguez**

Sponsors: Angie Skarp

Angie Skarp, City Recorder, introduced the item and was present to answer any questions from the Board.

This item is planned for the January 23, 2024 Board of Mayor and Aldermen Meeting for consideration.

7. **Discussion Regarding The Capital Investment Plan - Emergency Services**
Sponsors: Eric Stuckey, Paul Holzen, Glenn Johnson, Brad Wilson

The following Emergency Services Capital Investment Projects were discussed:

Fire -

- Future Fire Station 9 (East Side of Franklin)
- Fire Station 10 (East of I-65)
- Fires Station 3 Upgrades
- New Fire Training Center
- Safe Rooms for Fire Station 1-6
- Safety Education Village
- Station 2 Improvements
- Emergency Services / Traffic Technology Project

8. **Discussion Of Capital Investment Plan - Financial Model**
Sponsors: Eric Stuckey, Kristine Brock, Michael Walters Young

Staff revisited the discussion of the updated FY2024-2033 Capital Investment Plan Financial Model. As a reminder, there are over $1.07 Billion in total CIP requests. The requests are outlined below:

Emergency Services - 8 projects - $50,025,000
General Services - 2 projects - $100,300,000
Parks and Recreation - 23 projects - $162,227,200
Stormwater - 4 projects - $19,422,099
Transportation - 36 projects - $739,396,665
Total - 73 Projects - $1,071,370,964

Of these 73 projects, 26 have been approved and included in prior funding models and prioritization by the Board totaling $482,914,272.

There is not sufficient funding available in current established financing streams to cover the full amount of CIP projects requested for the next ten years. Compared to FY2019, approved capital project costs have increased by nearly 71%. Available revenues can cover the 37 approved projects and maintain a total financing ratio of 48% debt to 52% cash. Should the entire proposed CIP be approved, the current funding shortfall is about $363 Million.

The consensus of the Board is that they need to focus on reprioritization of projects based on:

- Allocation of impact fees
- Funding sources breakdown - local, federal, other
- Analysis of inflationary costs associated with projects
- Ongoing sidewalk improvement projects
- Updated data modeling to guide decision-making

Mr. Stuckey requested that the Board consider projects they want on the table that are not listed, and he also challenged them to pick up to five projects to eliminate that are still in the design phase. He mentioned that it is also critical to consider how we can expand capacity. As we build the budget, what are other ways to free capacity to help address more needs? Whether that is looking at hotel/motel tax, reappraisal, and other options, we want to explore ways to work through capacity options.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 7:04 PM

Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 1/16/2024, 3:57 PM