



Meeting Minutes

Work Session

Tuesday, January 23, 2024

5:00 PM

Board Room

CALL TO ORDER

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

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

Board Members Absent: Greg Caesar, Beverly Burger

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. **Discussion Of COF Contract No. 2023-0334, With Middle Tennessee State University For Professional Services Agreement For Toussaint L'Ouverture Cemetery**

Sponsors: Lisa Clayton, Heather Eusebio, Emily Huffer

Lisa Clayton, Parks Director, introduced the item to the Board. She explained that her team is working with the Law Department and Middle Tennessee State University to determine a Professional Services Agreement for the preservation and restoration of Toussaint L'Ouverture Cemetery. The agreement would include the design services for the Preservation Plan, including: the survey, historical overview, road and pedestrian issues, cemetery fixtures and furnishings, landscape maintenance and preservation planning and security concerns.

She introduced Robert Blair from the Toussaint L'Ouverture Cemetery Non-profit Organization to answer any questions from the Board.

Mr. Blair thanked the Board for their continued support via this preservation partnership.

2. ***Consideration Of Resolution 2024-01, A Resolution To Approve Language On Plaque For Statue Honoring James "Jimmy" Gentry**

Sponsors: Alderman Brandy Blanton, Milissa Reiersen, Monique McCullough

Monique McCullough, Public Outreach & Special Events Specialist, introduced the item. She explained that in July 2022, the Board approved Resolution 2022-56 in support of a statue, bench, and plaque in tribute to Jimmy Gentry. While the memorial was approved in full, the language for the plaque was referred back to the Franklin Public Arts Commission and still needs Board approval.

Stacy Downs, member of the Leadership Franklin Class of 2020, was present to answer any questions from the Board. The project is now referenced as the "Coach Jimmy Gentry and the Lost Heroes Memorial." The plaque will read as follows: "This statue is in the likeness of Franklin, Tenn. native and World War II U.S.

Army Veteran Jimmy Gentry as he reflects on the rock wall and the memories of waiting there for the bus that would take him and many others off to war to fight for our country. These empty seats are in honor of all the heroes who fought for our nation, many of whom never returned."

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

3. ***Consideration Of Amendment 9 To COF Contract No. 2011-0129, With TDOT To Increase Construction Cost To \$738,920 And Extend Contract Completion Date To April 30, 2025, For The ITS Infrastructure Expansion**

Sponsors: Paul Holzen, Adam Moser

Paul Holzen, Director of Engineering, introduced Amendment 9 to COF Contract No. 2011-0129. This project includes the expansion of traffic cameras, fiber optic cable communications, traffic signal controllers, and various traffic devices through a Surface Transportation Block Grant. The grant is an 80% Federal and 20% local match grant for the Intelligent Transportation System (ITS) expansion. Amendment 9 increases the construction cost to \$738,920.00 and extends the contract deadline to April 30, 2025. The City will be responsible for the local match of \$189,933.00. The City match is available within the approved FY24 Budget.

Alderman Petersen expressed her support for the project.

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

4. ***Consideration Of Amendment 2 To COF Contract No. 2017-0034, A Local Agency Project Agreement With The Tennessee Department Of Transportation For [East] McEwen Drive [Phase 4], From East Of Cool Springs Boulevard/Oxford Glen Drive To SR-252 (Wilson Pike) (TDOT PIN 125418.00) To Extend The Project Completion Deadline And To Revise Exhibit A**

Sponsors: Paul Holzen, Jonathan Marston, David Hodnett

Paul Holzen, Director of Engineering, introduced Amendment 2 to COF Contract No. 2017-0034. This amendment will extend the East McEwen Drive Phase 4 Improvements Project deadline and increase the reserve of STBG funds by \$7.84 Million.

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

5. **Consideration Of Ordinance 2024-01, An Ordinance To Amend The City Of Franklin Municipal Code, Title 15; Chapter 6, Section 15-615, Title 15; Chapter 7, Section 15-704 And Appendix A; Chapter 15 To Prohibit Overnight Parking In City Garages**

Sponsors: Shauna Billingsley

Mr. Stuckey introduced the Ordinance to the Board. In City parking garages, citizens can park for free for up to 24-hours before being ticketed and fined for a parking violation. The proposed code amendment would prohibit overnight parking in City garages. The issue we have been running into is overnight guests at nearby hotels will opt to use our garage with free parking, but that limits the space availability for local daytime tourists and employees.

Alderman Baggett largely spearheaded this initiative due to conversations he had with locals and employees of businesses on the Square that cannot find parking during the workday. The recent parking study conducted by Engineering showed that there is parking capacity downtown, it just is not free parking.

Ms. Billingsley explained that typically parking violations start at \$10, and increase with each offense. However, for an overnight parking violation, she is proposing a \$50 fine to start. If the fine is any less than what hotels charge for overnight parking, people will still opt for a violation and risk the fine, since it's still less expensive than paid parking.

Alderman Barnhill asked about a time threshold for ticketing for overnight? What time would we consider that the vehicles are there "overnight?"

Answer: Cars would be monitored in the early hours of the morning when work is not in session and bars, restaurants, and downtown businesses are closed. The exception would be for City vehicles or vehicles with specific permission from the City Administrator.

Mayor Moore asked if we would see a significant spike in revenue with this change?

Answer: We might temporarily, but the goal is not to make money. The goal is to change behaviors.

Alderman Potts inquired if this new rule would extend to parking spaces along the perimeter of City Hall, by the Fire entrance doors for example.

Answer: It was not considered as part of this request, but it is an area of opportunity for discussion.

He followed up by stating that city-owned surface lots would need to be included in the new overnight parking regulation. Otherwise, the problem would spill over to other City lots, just not in the garage.

Vice Mayor Brown raised a concern regarding people who decide to Uber home after becoming intoxicated. He does not want unsafe drivers on the road putting others at risk, so he does not want to punish their smart decision.

Alderman Potts concurred with Vice Mayor Brown.

Alderman Baggett considered the on-street parking in the downtown corridor. There is no time limit on those spaces after 5PM.

Mayor Moore is concerned about unintended consequences with this proposition. He is curious if we can perform a 90-day trial to see how it is received by the public.

Answer: Ms. Billingsley contended that an Ordinance can be rescinded if it does not work as intended. Staff can commit to bring back a report on the execution of this ordinance.

Alderman Blanton does not want this to be a deterrence to using the City garages or City surface lots at all though.

Mr. Stuckey summarized the direction of the ordinance moving forward and things we need to bring back:

- What is the level of the fine?
- Do we want to include city-owned surface lots as well?
- What does the time frame of enforcement look like?

The item is planned for the February 13, 2024 Board of Mayor and Aldermen Meeting for consideration on First Reading.

6. Discussion Of Williamson County Growth Plan Update Ratification Process

Sponsors: Shauna Billingsley, Emily Wright, Kelly Dannenfelser, Andrew Orr

Mr. Stuckey and Ms. Billingsley provided an update on the Williamson County Growth Plan. In November 2023, Williamson County Growth Plan Coordinating Committee voted to recommend approval of the amended County Growth Plan. Notably, no changes were made to the proposed Franklin Urban Growth Boundary (UGB). However, the Coordinating Committee did vote to remove a significant amount of territory

proposed to be added to Spring Hill and Thompson's Station UGB. Each jurisdiction is required to take action to ratify or reject the attached recommended Growth Plan no later than March 20, 2024.

Ms. Billingsley also discussed the desire to have all Williamson County jurisdictions enter into a companion Interlocal Agreement. This would guide Williamson County and its municipalities on how to implement and manage growth within their respective UGBs. It is anticipated that the Interlocal Agreement would be approved by various jurisdictions along with the ratification of the County Growth Plan.

Proposed Interlocal Agreement Terms:

- We agree that once we've established the UGB, we will not annex outside the UGB.
- The coordinating committee will convene in five years.
- We agree to create an advisory committee. The committee will be one person from each participating city. They will meet at least 4 times a year, and at least every 120 days. This will open discussion of what other cities are doing.
- If an extraordinary circumstance exists, the locality can ask the chair of the advisory committee to convene the coordinating committee.

Mr. Stuckey clarified though that the Interlocal Agreement is a companion to the County Growth Plan, but it is not required by state law.

He added that the Interlocal Agreement provides a method to clarify issues and provide an opportunity for discussions among municipalities. Portions of the County Growth Plan have not been reviewed in 25 years, so we want to avoid that and keep this process as more of a constant, open conversation.

Alderman Barnhill stated that the Franklin UGB should align with future growth and existing infrastructure.

Public Comment:

Dana Frick, 1527 Indian Meadows Drive, Franklin, TN, remains opposed to her property being placed into the Thompson's Station UGB.

Andrew Keenan, 1539 W Harpeth Road, Franklin, TN, remains opposed to his property being placed into the Thompson's Station UGB.

7. Consideration Of Amendment 1 To COF Contract No. 2023-0049, With Trihedral For Updated Programming Support For VTSCADA For Water Department Operations

Sponsors: Michelle Hatcher

Michelle Hatcher, Director of Water Management, introduced the item. The Amendment is a license renewal for Trihedral, which provides programming support for VTSCADA for Water Department Operations. It has been accounted for in the budget under the sewer collections fund, water distribution operating fund, water treatment plant operating fund, and the water reclamation facility operating fund.

The item is planned for the February 13, 2024 Board of Mayor and Aldermen Meeting for consideration.

8. Consideration Of Procurement Award To Universal Collection Systems, Inc. Of Memphis, Tennessee In The Total Estimated Annual Amount Of \$26,437.20 For Debt Collection Services For City Revenue Management And The Office Of The City Court Clerk (Purchasing Office Procurement Solicitation No. 2024-001; Contract No. 2024-0005)

Sponsors: Jessica Davey

Jessica Davey, Revenue & Licensing Manager, explained that this procurement award was granted to Universal Collection Systems for City Debt Collection Services.

The item is planned for the February 27, 2024 Board of Mayor and Aldermen Meeting for consideration.

9. Presentation On Road Impact Fee Study And Discussion Concerning DRAFT Ordinance 2023-41, An Ordinance To Amend Chapter 4 Of Title 16 Of The Franklin Municipal Code, Concerning Road Impact Fees

Sponsors: Vernon Gerth, Paul Holzen

Mr. Stuckey reintroduced this item. The last time the Road Impact Fee Updates were discussed, the Board requested the guidance of the third-party consultant team to provide their perspective on the update.

Nilgun Kamp and Clancy Mullen, members of the consultant team, presented the Proposed Road Impact fees and were available to answer any questions from the Board. The goal is to get feedback on the proposed ordinance, so we can move towards implementation.

Alderman Baggett acknowledged that the Road Impact Fees need to be increased, but the challenge seems to be how to do so without over-collecting. The City should strive to collect enough but not over-collect. How can you tell me that we are not over-collecting with the new rate structure?

Answer: The way that the formula is set up, the fees are based on the unfunded needs. There could be a clause added to the ordinance to allow for reimbursement of funds if there is still a balance after a road is completed.

Alderman Potts asked a bigger question regarding the implementation timeline. Instead of implementing the fees over two years, is it possible to extend to 4 years? Can you speak to the drawbacks and benefits of a 4-year implementation plan?

Answer: In Florida, state law states that if the rate increase is more than 50%, there is a 4-year implementation requirement. There is a benefit to giving the development community more time to adjust to the fees, but there is a trade-off with the loss of revenue. Ms. Kamp added that, in her experience, projects fell behind when given the extended time period.

Vice Mayor Brown emphasized that if the Road Impact Fee updates had been made timely over the years, we would be charging the same fees as we are proposing now. However, it would have been done gradually in a way that would not shock the development community. It may seem like a significant increase, but the reality is that it is where it should be at this moment in time. It is just hitting all at once because the work had not been done over the years.

Alderman Barnhill agreed that the downfall of a 4-year implementation is revenue loss. He is not supportive of pushing it to four years because the City is playing catch up as it is with Road Impact Fee collection.

Alderman Petersen thinks that the Board needs to be more selective with the CIP projects that they endorse until they see how development plays out over the next few years.

Vice Mayor Brown also commented that people may say that increasing impact fees across the board is pushing away the ability to build affordable and workforce housing. But on the contrary, raising the rates of fees will give the City the funds to jump on housing projects when they come about. Secondly, this proposed increase in impact fees will not directly influence the availability of workforce housing on its own. It is a very complex issue.

Mr. Gerth added that when developments come in and are required to make improvements to add capacity to our roadways, if they do not have enough road impact fees based on density, they will ask the City to contribute. However, they can do these road improvements for cheaper than the City can as a CIP. Hence, any improvement that developers manage will ultimately be a savings to the City.

Alderman Baggett thanked Mr. Gerth for his insight because that is an important perspective. Then, he pointed out that these fees could impact the probability of developments coming to fruition at all in Franklin. Will we end up collecting less revenue because we have fewer projects overall? This revenue is important. If the City does not have impact fee revenue, we cannot complete projects that need to get done. We do not want to stall the revenue we have. It is a balancing act.

Vice Mayor Brown thinks that maybe slowing down growth is not such a bad thing.

Alderman Petersen considered how much the road impact fees would be for the proposed City Hall Project. Answer: There is an existing use with City Hall which provides an offset in fees.

Mr. Gerth clarified that Road Impact Fee revenue collected from new developments is supposed to be used to directly support the added capacity caused by those said new developments.

Alderman Petersen requested a report which includes the amount of road impact fees collected each year over the last ten years.

Mr. Mullen added that the desirability of a community is what drives new development, not the cost.

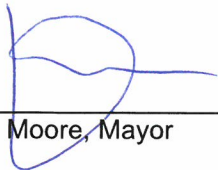
OTHER BUSINESS

Mr. Stuckey followed-up on the previous Capital Improvement Project discussions. He directed the Board to complete project worksheets and consider the following questions:

- Are there any projects missing?
- After looking at project overview worksheets, which projects do you want to revisit or re-prioritize?

ADJOURN

Work Session Adjourned @ 6:43 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 2/6/24, 1:52 PM