



Meeting Minutes

Work Session

Tuesday, March 26, 2024

4:30 PM

Board Room

CALL TO ORDER

Mayor Moore called the meeting to order at 04:30 PM

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

Board Members Absent: None

Alderman Brown left the meeting at 5:40 PM

Staff Present: Eric Stuckey, Mark Hilty, Kristine Brock, Vernon Gerth, Shauna Billingsley, 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. **Consideration Of Event Permit For Blackberry Jam Music Festival Sponsored By Hard Bargain Association On June 29, 2024 At The Park At Harlinsdale Farm**

Sponsors: Milissa Reiersen, Lisa Clayton, Monique McCullough

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration.

2. **Consideration Of Event Permit For Franklin Classic Sponsored By Mercy Community Healthcare In Downtown Franklin On September 2, 2024**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration.

3. **Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation At Eastern Flank Battlefield Park On October 5, 2024**

Sponsors: Lisa Clayton, Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration.

4. **Consideration Of Special Event Permit For Wine Down Main Street Sponsored By The Boys and Girls Club In Downtown Franklin On November 2, 2024**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration.

5. **Presentation And Discussion On Potential Phasing And Estimated Preliminary Cost Options For The "Old Peytonsville Road & Long Lane Bridge & Connector" (COF Project No. 2019-015)**

Sponsors: Paul Holzen, Jonathan Marston

Mr. Stuckey introduced the item, and Mr. Holzen provided a brief history of the project. The construction of I-65 through Williamson County in the 1960s severed the original connection between Peytonsville Road and Long Lane. The street now known as Old Peytonsville Road was originally just Peytonsville Road and continued across what would be purchased as the right-of-way for I-65. At that time, Long Lane ended at a T-intersection with Peytonsville Road, and that intersection was located on the future I-65 right-of-way. The construction of I-65 eliminated that original intersection and rerouted Peytonsville Road and Long Lane, creating what were essentially frontage roads to I-65.

Following the 2003/2004 update to the *Major Thoroughfare Plan*, the City tasked the same consultant, who had just completed the plan update, with performing a technical study to determine possible locations for additional crossings of I-65 between Murfreesboro Road (SR-96) and Goose Creek Bypass (SR-248). Eventually, in 2007, the BOMA approved a Professional Services Agreement (PSA) to provide the design of the "Long Lane Bridge Over I-65." The scope of services included the study of multiple alignment options and a public hearing. Later in 2007, the BOMA approved Resolution 2007-77, which authorized staff to negotiate with the Tennessee Department of Transportation (TDOT) for approval of an underpass, which was the preferred option, for the "Long Lane/Old Peytonsville Road Connector" project. TDOT staff ultimately decided that an underpass at this location would have several negative impacts on I-65, but they remained willing to work with the City to "provide approval of an overpass at this location."

With the construction of the second phase of the I-65 Widening Project, from north of I-840 (then SR-840) to north of Goose Creek Bypass (SR-248), including the full reconstruction and widening of the SR-248 interchange, TDOT agreed to construct, at its own cost, the three bridge piers that would need to be located within the I-65 right-of-way to support the future "Long Lane Overpass" bridge. The decision by TDOT to construct the three bridge piers was made in an effort to minimize the impact on traffic on I-65 during the future construction of the City's overpass project. The BOMA approved a PSA (COF Contract No. 2012-0116) to allow enough of the bridge design to be finalized to ensure the proper construction of the 3 bridge piers by TDOT. Per TDOT's request, the City further committed, with its approval of Resolution 2012-63 on January 22, 2013, to adopt the Long Lane Overpass "as a City of Franklin priority project and that funding will be committed within the next several years as revenue is available." The I-65 Widening Project was completed in mid-2016.

On August 13, 2019, BOMA approved Resolution 2019-68, which adopted the project list for the City's fiscal years (FYs) 2019-2028 Capital Investment Program (CIP). The top-rated project on that list of 30 projects was "Long Ln and Old Peytonsville Rd Connector," which was the only project during the prioritization process that received some level of support from all the BOMA members at that time. Following the completion of the CIP prioritization process in August 2019, BOMA subsequently approved a PSA (COF Contract No. 2019-0233) for the final design of the "Old Peytonsville Road & Long Lane Bridge & Connector" project.

Staff developed two (2) construction options for the BOMA to consider for this project. Each option also has some additional, minor alternatives to consider.

Option 1 - Full Build

As currently designed, the project would construct an overpass of I-65, utilizing the 3 concrete bridge piers

already constructed by TDOT, that connects Old Peytonsville Road and Long Lane. Old Peytonsville Road would be widened to 3 lanes, 1 travel lane in each direction with a 2-way left-turn lane, with curb & gutter drainage, sidewalks, bike lanes, and streetlights. The intersection of Warrior Drive and Old Peytonsville Road will be reconfigured to allow for a smooth transition to the new connector bridge to Long Lane. The existing 90-degree curve on Long Lane would be removed and replaced with a roundabout intersection, which would allow the most flexibility for future connectivity to the north. The Long Lane improvements would continue to the east, generally along the same alignment of the existing roadway for approximately 800 feet. Additionally, the section of Long Lane to the south of the new connector bridge and roundabout intersection would be reconstructed to Franklin Court South, where the previous Long Lane improvements ended several years ago. This would complete the section of Long Lane adjacent to the Williamson County Agricultural Exposition Park (AgExpoPark). This option would also provide for the signalization at Old Peytonsville Road and Lewisburg Pike (SR-106). However, the signal could only be installed if it meets warrants and receives approval from TDOT.

- **Alternative 1A** - Eliminate the proposed sidewalk along the north side of Old Peytonsville Road. Only the properties along the south side of Old Peytonsville Road are inside the Franklin city limits.
- **Alternate 1B** - Limit street lighting to critical intersections and bridges only.

Option 2 - Minimum Build

The option would still construct the overpass of I-65, reconfigure the intersection of Warrior Drive and Old Peytonsville Road, and replace the existing 90-degree intersection on Long Lane with a roundabout. However, this option would not extend the project limits to improve the remaining sections of Old Peytonsville Road and Long, which would leave "gaps" that would need to be improved at a later date. This option does still include the signalization of the intersection of Old Peytonsville Road and Lewisburg Pike (SR-106), if warranted and approved by TDOT.

- **Alternate 2A** - Eliminate/Postpone traffic signals and any associated improvements at the intersection of Lewisburg Pike and Old Peytonsville Road. This could be done at a later date.

Then, traffic impacts and emergency response time impacts were presented by those respective departments.

Alderman Blanton clarified that Fire Station 7 was built to service the Goose Creek, Ladd Park, Carothers Area, so the overpass would mostly be used by back fill emergency responders coming from different parts of Franklin.

Alderman Baggett agreed that this east-west connection is important, but it also has a very hefty price tag. He asked the Fire Department why we needed to add this bridge if our current response times give us an ISO 1 rating. Would the lack of this overpass jeopardize the ISO rating we currently have? It is important to weigh the costs and benefits before committing to a project that is this expensive. Mack Hatcher is an example of a road that should be prioritized instead.

Battalion Chief Jenkins added that when responding to structure fires, it is required to have more than one unit respond within a certain time frame. Station 7 could be on the scene first, but this overpass would provide a quicker response time for the backup units.

In response, Alderman Baggett questioned whether we could add another tower apparatus and more personnel to Fire Station 7 to make them more equipped to respond quickly.

Mayor Moore asked if the "full build" timeline takes into account all the property we have annexed already. Answer: Mr. Holzen explained that 100% build out is essentially approved development and then taking background traffic and ramping it up.

Alderman Barnhill did not want to focus the emphasis on Fire uses, since they are not the only ones that will utilize the overpass. He reminded the Board that this project has been a priority among the Board for years.

Vice Mayor Brown wanted to be clear that they are not playing fast and loose with emergency responses, but he agreed with Alderman Baggett in that we may need to be smarter about prioritizing our funds for other projects. It seems that we can still hit our ISO rating response time requirements without the overpass. So this project will get done, but does it need to happen right now?

Alderman Caesar urged the Board to remember that the number one issue in Franklin when polling citizens was traffic and infrastructure. It would take a minimum of five years to make this overpass fully operational if approved today, so he asked the other board members: is there enough anticipated development in the southeast quadrant of the city to justify this project five years from today? That's the ultimate question.

Alderman Potts asked how long it would take to get another tower apparatus in Station 7?

Answer: 2-3 years from today. It would also require about 12 additional staff, which would cost the City about \$1.5M annually.

Alderman Burger asked, as development happens in the Goose Creek area, do we have any ways to collect fees to help offset the cost of the overpass project?

Answer: Mr. Stuckey explained that it may be collector impact fee eligible, but we would have to look into that further. There are other collector and arterial roads in that area that could also benefit from those fees. It is also not considered part of the state or federal network, which limits the potential for grant funds.

Citizen Comments:

Steve Abernathy, 152 Clyde Circle, Franklin, TN, is in support of the Long Lane Overpass project.

Don Harlan, 4008 General Martin Lane, Franklin, TN, is in support of the Long Lane Overpass project.

Rich Buckner, 411 Valley View Drive, Franklin, TN, urged the Board to consider finalizing north-south connector roads before or concurrent to taking on new capital projects.

Maggie Shelton, 115 Beechlawn Drive, Franklin, TN, does not support the Long Lane Overpass project because she thinks Ellington Park would become a cut-through to avoid traffic lights.

Kelly Brown, 379 Snowden Street West, Franklin, TN, is in support of the Long Lane Overpass project as a resident of Ladd Park.

Mike Blair, 96 Molly Bright Lane, Franklin, TN, is in support of the Long Lane Overpass project and the Carothers Parkway Pedestrian sidewalk.

Clark Miller, 1292 Ascot Lane, Franklin, TN, does not support the Long Lane Overpass project.

Nancy Laxton, 113 Beechlawn Drive, Franklin, TN, does not support the Long Lane Overpass project because she thinks Ellington Park would become a cut-through to avoid traffic lights.

Matt Regenold, 605 Ellington Drive, Franklin, TN, knows that the Long Lane Overpass project is needed, but he urges the Board not to skimp on the safety improvements to Old Peytonsville Road.

6. Presentation Of Additional Capital Projects Identified By The Board Of Mayor And Aldermen

Sponsors: Paul Holzen, Lisa Clayton

Mr. Holzen presented TDOT's 10-Year Project Plan for Williamson County. It included the following projects:

- Maury/Williamson State Route 6 Widening (Duplex Road - North of Thompson's Ridge Road/Buckner Road)
 - \$152.9M Project
 - 2033 Estimated Construction Year

- Maury/Williamson State Route 6 Widening (North of Thompson's Ridge Road/Buckner Road - North of Tollgate Blvd)
 - \$146.9M
 - 2033 Estimated Construction Year
- Nashville Interstate 65 Corridor Priority Investment Project
 - \$48M

Mr. Stuckey explained that the local partnership funding with the state is a process that continues to evolve. We cannot accurately anticipate what TDOT projects will receive funding at this time.

Then, Mr. Holzen presented the following additional CIP Projects:

- Goose Creek Bypass and Carothers Parkway Extension
- Carothers Parkway Sidewalk Project
- Oxford Gen Drive Trail
- Boyd Mill Avenue South of SR96-Downs Blvd)
- Mack Hatcher SE Intersection Project
- Eddy Lane
- Lewisburg Pike and Donelson Creek Pkwy Intersection Improvements
- Old Liberty Pike (Franklin Road - Daniels Drive)
- Mack Hatcher NW Bridge Project
- Jackson Lake Project

Citizen Comments:

Tom Murray, 3107 Tristan Drive, Franklin, TN, urged the Board to prioritize the sidewalk project near Franklin Green (Boyd Mill Ave).

Chris Meece, Franklin Green resident, urged the Board to prioritize the sidewalk project near Franklin Green (Boyd Mill Ave).

Jenny Williamson, 3148 Langley Drive, Franklin, TN, urged the Board to prioritize the sidewalk project near Franklin Green (Boyd Mill Ave).

Amanda Orrand, 773 Fontwell Lane, Franklin, TN, is in support of the Long Lane Overpass project.

12. *Consideration Of COF Contract No. 2023-0239, With STV, Inc. For City Hall Owners Representative

Sponsors: Eric Stuckey, Vernon Gerth, Mark Hilty

Mr. Stuckey introduced the item. On September 28, 2023, the City released a Request for Qualifications – Contract No. 2023-0239, to solicit Statements of Qualifications from professional consulting firms interested in providing Owner's Representative consulting services for the design and construction of a replacement City Hall. Six firms expressed interest in providing these services by submitting Statements of Qualifications (SOQs). A committee comprised of City Staff and an Alderman representative (Alderman Patrick Baggett) scored the SOQs on a scale of 100 points, with the top three ranking firms being Concord Addis (81 point average), STV (80.5 point average), and Oversight (78 point average). The average scores of each firm are attached. As was stated, the proposal review scores were used to identify firms to be interviewed in the next stage of the process.

A panel consisting of Alderman Baggett and the City staff (largely members of the City Hall project team) then conducted interviews of the top three consultant firms. To further clarify the qualifications of each firm, a second interview with the three finalists was scheduled. This panel included Alderman Baggett, City Administrator Eric Stuckey, Assistant City Administrator/CFO Kristine Brock, Assistant City Administrator Mark Hilty, and Facilities/Project Manager Brad Wilson. Alderman Baggett also participated in these

interviews, although he did not score the interview as he had submitted a score during the previous interview. Both interview panels scored each consultant with respect to their understanding of the requested services (10 points), why their firm should be selected (40 points), and project scope and schedule (50 points). Upon review, staff recommends that STV, the firm with the highest overall score through the process, be selected and has negotiated a scope to serve the City's needs for BOMA consideration.

Jerry Stump, STV president located in the Franklin office and the project principal, and Chris Koeper, project manager and onsite representative, introduced themselves to the Board, explained their role in the project, and were available to answer any questions from the Board. They are committed to:

- Value engineering at every opportunity
- Providing a project information systems dashboard, which will serve as a robust documentation and reporting tool
- Seema Procurement Process and assistance in hiring the construction manager at risk
- Compliance and Financial Management

Alderman Blanton questioned why Mr. Stump noted that they would bring this project home "on budget." She would rather the vocabulary moving forward be "under budget."

Answer: He stated that they will seize every opportunity to come in under budget.

Then, Alderman Blanton expressed concern about Alderman Baggett only being able to score in the initial interview process. She was concerned that this took away the Board's voice in the final say. She went on to ask for clarification on why STV's proposed fee dropped so significantly after the proposal revision.

Answer: Mr. Stuckey explained that initially, the construction approach was not clear, so STV provided all services that could be useful for this project and the cost associated with that. An assumption was made that the traditional design-bid-build approach may be taken at that time. Then, all firms were given equal opportunity to revise once it was clear that the construction manager at risk was the approach decided on by the Board. Mr. Stump agreed that at first, there was no scope for the project, so they proposed all the services that they could provide as an owner's representative. He further assured the Board that they view this project as a legacy opportunity and take that very seriously.

On behalf of Vice Mayor Brown, Alderman Blanton asked Alderman Baggett what his thoughts were on this recommendation as the Board's representative throughout this interview and selection process.

Answer: Alderman Baggett first referenced the Board's prior frustration with cost escalations and overutilization of staff time. He is pleased that even in the interview process, opportunities have come to light that were not recognized by the City initially, so he is excited to continue down this path and see how the overall direction, promised efficiencies, and value engineering progresses. To answer Alderman Brown's question, he recommended moving forward, but there is still a lot of work to do.

Alderman Barnhill was also surprised by the cost savings between STV's original proposed fee and the revised proposed fee. He then asked who Mr. Stump reports to?

Answer: Mr. Stuckey explained that on a day-to-day basis he would communicate via the city administrator, and then regularly report to the Board. Alderman Baggett followed-up by stating that the next step is to determine the specific budget (soft cost versus hard costs), which will then dictate the owner's rep's day-to-day decision-making.

Then, Alderman Barnhill explained that he thinks that the owners rep's primary goal should be cost savings at every turn. Mr. Stump agreed.

Alderman Caesar also expressed concern about Alderman Baggett's lack of votes for the revised proposal. From his perspective, it is not as transparent as he would have hoped.

Alderman Baggett assured the Board that his vote would not impact what is before you tonight as the owners representative recommendation. He claimed that the voting process was fair to all involved.

Alderman Caesar appreciated the clarity provided by Alderman Baggett. He expressed excitement that the

recommendation was local to the Franklin community.

Alderman Burger also had a problem with the voting process that omitted Alderman Baggett, the board's representative in this process. Additionally, she made it clear that she did not want to save money as a detriment to the building. Ultimately, she was disappointed in the scoring process but does not want to delay the project any further.

The item is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

7. ***Consideration Of COF Contract No. 2024-0068, With Tennessee Department Of Transportation For The City Of Franklin's ADA Transition Plan Self-Certification**

Sponsors: Mark Hilty, Kevin Townsel, Sara Sylvis

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

8. **Consideration Of 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

The item will be discussed at a later Work Session.

9. ***Consideration Of Resolution 2024-17, A Resolution Rejecting The January 24, 2024 Construction Bid (COF Contract No. 2023-0129) For The "Liberty Park Bridge" Project (COF Project No. 2020-004)**

Sponsors: Lisa Clayton, Paul Holzen, Jonathan Marston, David Hodnett, Shahad Abdulrahman

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

10. **Consideration Of Ordinance 2024-12, An Ordinance To Amend Sec. 15-703 Of The Franklin Municipal Code Relative To Parking Enforcement**

Sponsors: Shauna Billingsley

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration on First Reading.

11. **Consideration Of Ordinance 2024-13, An Ordinance To Amend Title 3, Chapter 2, Section 3-202 Of The Municipal Code Of The City Of Franklin To Adopt Electronic Citation Regulations And Fees**

Sponsors: Deb Faulkner

The item was acknowledged and is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for consideration on First Reading.

13. **Presentation Of the Sanitation And Environmental Services Department Cost Of Service Study**

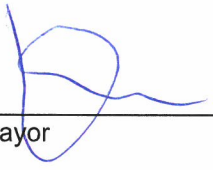
Sponsors: Mark Hilty, Jack Tucker, Nate Ridley, Chris Franklin

The item will be discussed at a later Work Session.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 7:11 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 4/3/24, 12:14 PM