



Meeting Minutes

Work Session

Tuesday, June 25, 2024

4:30 PM

Board Room

CALL TO ORDER

Mayor Moore called the meeting to order at 04:31 PM

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

Jason Potts arrived at 4:50 PM

Beverly Burger left the meeting at 6:00 PM

Board Members Absent: None

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

WORK SESSION DISCUSSION ITEMS

1. **Presentation Of The Williamson County CTE STEM Emerging Careers Camp**

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Chelsea Randolph introduced the item. She explained that the 2024 Emerging Careers Camp is hosted each year by the Williamson County Schools (WCS) College, Career and Technical Education program. Day One was the Land Development Challenge, in which the girls were given an RFP for the former Williamson County Animal Shelter site and were charged with finding a new use for the site. Each team of 4–6 girls was responsible for identifying a new use, identifying their development team, outlining their construction timeline, and providing a budget. At the end of the day, each team had to "pitch" their proposal to the panel of design professionals whom provided guidance throughout the day. The volunteer design professionals were Chelsea Randolph (Planner), Holly Walker (architect) of 906 Studios, Katie Garrett (landscape architect) of Kiser+Vogrin, and Kennedy Adams (Traffic Engineer), Mary McGowan (Civil Engineer) and Sheena Francis (Marketing) of Kimley-Horn.

The winning team was present to "pitch" their proposal to the Board.

2. ***Consideration Of Ordinance 2024-25, An Ordinance To Establish All-Way Stop Control At The Intersection Of Jewell Avenue And Ripley Lane**

Sponsors: Paul Holzen, Adam Moser

Paul Holzen, Engineering Director, presented the item to the Board. He explained that on May 8, 2024, the Westhaven HOA requested multiway (all-way) stop control for the intersection of Jewell Avenue and Ripley Lane. This intersection is located adjacent to the Pearre Creek Elementary School. Currently, this intersection has two-way stop control for Ripley and the school driveway, with crosswalks across non-stop controlled legs of the intersection (Jewell Avenue). Williamson County Schools also wrote a letter in support of the request for all-way stop control at this intersection.

The item is planned for the June 25, 2024 Board of Mayor and Aldermen Meeting for consideration on First Reading.

3. ***Consideration Of Amendment 1 To COF Contract No. 2022-0154, With The Refuge Center For Reimbursement With CDBG-CV Funds In An Amount Not To Exceed \$23,000**

Sponsors: Tom Marsh, Kathleen Sauseda

The item was acknowledged and is planned for the June 25, 2024 Board of Mayor and Aldermen Meeting for consideration.

4. **Discussion Of Alternative Financing Tools Available To Tennessee Local Governments**

Sponsors: Kristine Brock, Shauna Billingsley

Kristine Brock introduced Lillian Blackshear and Betsy Knotts with the Bass Berry & Sims team as well as Lauren Lowe with Public Financial Management. She reminded the Board that on February 27, 2024, the City's Bond Counsel, Bass Berry & Sims, and Financial Advisory Firm, Public Financial Management, presented to BOMA an overview and examples of public incentive programs allowed under State of Tennessee statute. This included PILOTs (property tax abatement) and TIFs (diversion of incremental property taxes to pay or finance project costs). The presentation also included Special Assessment financing statutes.

The economic development incentive tools available to local governments within the State of Tennessee carry various financial risks and considerations. It is best practice for a local government wishing to encourage economic development to establish a written policy in alignment with the strategic plan and goals of the community.

Ms. Knotts presented the Residential Infrastructure Improvement Act and continued to explore available alternative financing tools.

Per their recommendation, Mr. Stuckey encouraged the Board to consider developing a policy that outlined the circumstances in which the City would explore using alternative financing tools.

Ms. Lowe guided discussion on policy for alternative financing tools, which should be informed by community goals. She requested consideration of:

- Creation of retail or tourism-related activity which could result in increased sales taxes
- Creation of jobs, either through new industry or expansions
- Residential housing, typically for affordable or workforce housing
- Acceleration of development of critical public infrastructure
- Identified community benefits
- Elimination of blight, remediation of brownfield areas, or redevelopment of an under-performing tax area

She followed up by asking the Board to consider specific circumstances in which the City would want to participate in Payment in lieu of Tax Agreements (PILOTs) and Tax Increment Incentives (TIFs). She noted again, this is where establishing policies is critical.

5. **Consideration Of Amendment 1 To COF Contract No. 2023-0095, With 228 Franklin, LLC For The Middle Eight Parkland Impact Fee And Construction Agreement**

Sponsors: Lisa Clayton, Heather Eusebio

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

6. Consideration Of COF Contract No. 2024-0179, With The Tennessee Department Of Environment And Conservation American Rescue Plan Act For The Competitive Grant Amount Of \$5,600,000

Sponsors: Michelle Hatcher

Michelle Hatcher, Water Management Director, introduced this item. In late 2023, the Water Department applied for additional American Rescue Plan Act (ARPA) funding through the Tennessee Department of Environment and Conservation's (TDEC) competitive funding, specifically the funding that was available to advance the initiatives of water reuse in the state of Tennessee. In November 2023, Water Management found out that the City received \$5.6 million in funding, the largest allocation of reuse funding that was available and the largest that was awarded within the State.

Fortunately, this grant will cover much of the work that has already been expended on the construction and operation of the clean water pilot facility, and the continued work by our consultant to evaluate the water reuse alternatives.

This item is the grant application that will need approval before execution by the Mayor and State of Tennessee.

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

7. Status Update Of New City Hall Project And Construction Manager At Risk (CMAR) Request For Proposals

Sponsors: Vernon Gerth, Chris Koeper, Robyn Freeman

The City of Franklin's owner's representative, Chris Koeper from STV, Inc., provided an update to the Board of Mayor and Aldermen on the status of hiring a Construction Manager at Risk (CMAR) for the New City Hall project. Submittals for the CMAR RFP were due Tuesday afternoon, June 25, 2024.

Mr. Koeper stated that we received ten CMAR proposals, and across the board, the contractor's fees for the CMAR came in lower than our estimate, which is great for the overall budget of the project. We will evaluate the proposals and then the goal is to have it presented and approved at the August 13, 2024 BOMA meeting. This is critical to keep the project moving along in a timely manner.

8. Discussion Of New City Hall Planning: Building Elevations, Community Engagement Results, And Park Design

Sponsors: Vernon Gerth, Kelly Dannenfelser, Anna Ruth Kimbrough, Gary Vogrin, Katie Rudowski

Kelly Dannenfelser, Assistant Director of Planning & Sustainability, introduced the item. This presentation focused on the updated building elevations, community outreach results for the new park, and the consultant team's design progress on the park planning based on that public input. She also informed the Board that there will be a site walk at the current City Hall site to explore exterior material options on August 12, 2024 at 4 PM.

Anna Ruth Kimbrough, representative from the Studio Eight Design team, presented the exterior elevation design updates. The design team was seeking feedback on the pediment fronting Third Avenue. The Board concurred that they could make a more informed decision once they knew the cost of the pediment. Most of the Board was on supportive of the feature if the cost was relatively low.

Katie Garrett and Gary Vogrin, representatives from Kiser + Vogrin Landscape Architects, explained the on-site 1-acre park design proposals and inspiration based on the public input presented by Ms. Dannenfelser.

Vice Mayor Brown enjoyed hearing Mr. Vogrin's design process for the 1-acre park. He supported the proposed design.

Alderman Potts supported the proposed design and requested that they incorporate the Tennessee state flowers.

Alderman Baggett wanted to ensure that there is enough seating incorporated into the design. He is confident that this will become a community meeting place.

Alderman Caesar was in favor of the design but wanted to ensure that there would be a large water feature and plenty of big canopy trees for shade.

Alderman Blanton agreed that water features should be a primary focus. The organic "Harpeth River" feature that runs through the park should be wider as well.

9. Discussion Of Board Of Mayor And Aldermen Pay

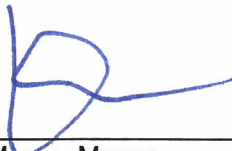
Sponsors: Alderman Beverly Burger

This item will be discussed at a later Work Session.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 6:56 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 7/3/2024, 9:19 AM