HISTORIC FRANKLIN TENNESSEE

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

City of Franklin

Meeting Minutes

Work Session

Tuesday, December 10, 2024 | **4:30 PM** | **Board Room**

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 04:33 PM

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

Board Members Absent: Matt Brown

Staff Present: Eric Stuckey, 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. **Presentation Of Visit Franklin Community Research**

Sponsors: Maureen Haley Thornton

Ms. Thornton stated that the mission of Visit Franklin is to positively impact the local economy through visitor spending with the purpose of helping the community thrive by maximizing identity and positioning. The brand personality of Williamson County can be broken down into eight communities with Franklin as the central point as it is the county seat and the most recognizable city. The other unique communities consist of Brentwood, Fairview, Leipers Fork, Thompson Station, Spring Hill, Arrington, and Nolensville. Research consisted of 1100 survey responses along with one-on-one interviews with people in the community. The results showed, among other things, that people associate Franklin with history with a strong sense of pride for those who live in and near Franklin and Williamson County. What makes Franklin and Williamson County different is that it is an accepting and welcoming place where people are forward thinking and kind to each other. Franklin is an authentic community that respects the preservation of history as well as each other. Franklin has captured the power of bringing people together which post COVID is something people are seeking. Living life to the absolute fullest is the brand that Franklin offers and is different from other places, a place where people can belong. As a part of community outreach presentation, Visit Franklin created a short video highlighting the essence of the Franklin lifestyle.

Aldermen Burger stated that the presentation was great and suggested slowing down the video to allow more time for the locations and people to be observed.

Vice Mayor Potts agreed and asked if the Board would be provided a copy of the presentation and the video.

Ms. Thornton answered yes that Mr. Stuckey would provide it to the Board.

2. **Franklin Tree Commission Annual Report**

Sponsors: Paige Cruse, Brian Walker

Alderman Blanton introduced the item by stating that this is the annual report and welcomed members of the Commission that were in attendance.

Ms. Cruse summarized the current projects and project goals for the next year. A volunteer Invasive Species

Program has been developed called "Plant Patrol." The Tree Commission has also received a grant that will assist in invasive species identification. ArborPro software is a tree inventory program that assist staff in working more efficiently and with long term tree management plans.
Mr. Walker provided a demonstration of the ArborPro software. Data is collected throughout public areas of Franklin. To date, 5,000 trees have been identified and inventoried showing the total number of trees by species.

Alderman Caesar asked if there is an option for each HOA to upload their tree inventory so that a more complete tree population can be provided. It would be nice to have a comprehensive tree inventory of Franklin since Franklin is a "Tree City."

Mr. Walker stated that, at this time, this is not a feature of the ArborPro software but it something that could be explored in the future.

Alderman Blanton suggested being careful about who would be uploading to the city's software. Currently, professionals are managing the tree inventory.

Alderman Burger noted that ArborPro could be a helpful tool for HOA's to manage the tree population and could be a goal for HOA's to utilize the software in the future and potentially share the cost. How expensive is the software and how does the software help manage diseases of certain tree species?

Mr. Walker explained that the upcoming contract will cost $43,000 to collect and inventory 10,000 trees. Currently the emerald ash borer is affecting Green Ash Trees. ArborPro allows staff to know exactly where the Ash trees are located and how to best deploy resources to monitor the trees.

Ms. Cruse stated that the ArborPro software was paid for through the city parks operating budget and the initial contract was a cost of $25,000 for identification and inventory of $5,000 tree.

Mr. Stuckey added that it is a real accomplishment as 10 years ago the city did not have a true urban forestry team.

Alderman Blanton stated that to be eligible to be a "Tree City" there must be an Arbor Day celebration and an established Tree Commission showing the city's commitment to tree conservation. It really has nothing to do with the number or type of existing trees in the city.

3. **Consideration Of Resolution 2024-105, A Resolution Consenting To The Health And Educational Facilities Board Of The City Of Franklin Negotiating And Accepting Payments In Lieu Of Ad Valorem Tax With Respect To A Certain Project In the City Of Franklin, Tennessee, And Finding That Such Payments Are Deemed To Be In Furtherance Of The Public Purposes Of The Board As Defined In Tennessee Code Annotated Section 48-101-312**

Sponsors: Eric Stuckey, Kristine Brock

Mr. Stuckey introduced this item by stating that this is a supplemental presentation following the approval of financing through the Health and Education Board for updates to 51 units of the Harpeth Hills apartments.

Ms. Brock summarized the resolution as an opportunity for the city to support affordable housing for an existing community. The new owners, Alco Management (Thomas Robinson), is a 50-year-old company out of Memphis that has experience throughout the region with projects like Harpeth Hills apartments. Alco Management will rehabilitate the 51 units utilizing federal tax credits and will manage the property after the renovations are complete.

Mr. Robinson stated that his company is prepared to make a 30-year commitment so that the Harpeth Hills Apartments can continue to provide affordable housing to residents. Significant redevelopment of the 51 units inside and outside at a cost of $4 million will take place. Exterior renovations including new light fixtures, new roof, new signage, new doors, widows and gutters. Inter upgrades include new kitchen appliances and cabinets, major mechanical updates, new bathroom systems, new flooring and new light fixtures. The updates are not fancy but will provide safe, quality and energy efficient affordable housing. As discussed with Ms. Brock, Alco is asking for a 15 year pilot that will keep the property taxes where they are now with an increase of 3% a year. The item is planned for the January 14, 2025 Board of Mayor and Aldermen Meeting for consideration.

4. ***Consideration Of COF Contract No. 2024-0269, As Amended, With The Cool Springs Conference Center Designating The Conference Center As A Subrecipient Of American Rescue Plan Act Grant Funds**

Sponsors: Kristine Brock

The item was acknowledged and is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

5. ***Consideration Of Resolution 2024-109, A Resolution Authorizing The Pre-Ordering Of Fire Apparatus In Advance Of The Fiscal Year In Which They Will Be Appropriated**

Sponsors: Kristine Brock, Glenn Johnson

The item was acknowledged and is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

6. ***Consideration Of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Mr. Stuckey introduced the item by reminding the Board the request is for extension of vesting rights for The Haven at Cool Springs.

Applicants: Katie Garrett, David Kohl Carney, Josh Lee
Josh Lee, Thompson Burton. Mr. Lee explained that this is the first request for extension of vesting rights. Permits are ready to be pulled as soon as financing is completed. As part of the development plan, road improvements will begin and will improve traffic conditions along Cool Springs Blvd and McEwen Drive. The item is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

7. ***Consideration Of Amendment 1 To COF Contract No. 2011-0156, With Energy Source Partners And The City Of Franklin For Solar Services And Site Lease Agreement**

Sponsors: Emily Wright, Andrew Orr

Mr. Orr stated that this is an extension and upgrade to the existing solar services with Energy Source Partners. The project would expand from one acre to four acres and increase the energy capability to 1.5 mega wats and include a flow battery. Over the 20-year contract the city would share in a portion of the revenues. As part of the contract, a consultant would write a peer review of the electrical plan to ensure the integrity of the project.

Ron Merville, Energy Source Partners. Mr. Merville explained that discussions about the project began in February and has been well vetted by the city and the Sustainability Committee. The city stands to make $4 million over the life of the project.
The item is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

8. **Acknowledgment Of Progress Report On Resolution 2024-05, A Resolution Adopting A Plan Of Services For The Annexation Of 2247 South Berrys Chapel Road By The City Of Franklin, Tennessee. Establishing A Public Hearing For January 14, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

The item was acknowledged and is planned for the January 14, 2025 Board of Mayor and Aldermen Meeting for Public Hearing.

9. *Consideration Of Ordinance 2024-49, An Ordinance To Establish No-Parking-Anytime Zones Along The Extents Of Green Acres Drive And Harpeth Drive

Sponsors: Paul Holzen, Adam Moser

Mr. Holzen explained that citizens who live along Green Acres Drive and Harpeth Drive have voiced concerns about the narrow roads and the parking overflow of a business in the area. The city suggested a petition be started requiring 2/3 majority (24 out of 36 signatures). Twelve of the twenty-four required signatures were received. Given the number of renters in the area, a majority was difficult to acquire. Recently, staff received feedback from neighbors not in favor of the parking signs and were surprised that the item is on the agenda.

Julie Duncan, 426 Green Acres Drive. Ms. Duncan explained that when she signed petition she thought it was to bring neighbors together to solve the parking problem, not to have "No Parking Signs" placed along Green Acres Drive. Ms. Duncan requested that her name be removed from the petition. As many homes along Green Acres Drive have only enough space to park two cars in the driveway, "No Parking Signs" could make neighbors liable for parking fines if guests park along the road.

Josh James, owner Hank's Coffee Station. Mr. James explained that the intent of the coffee shop is to bring people together and to revive business and community in the west part of Franklin. Once parking and traffic became an issue, the coffee shop employed off duty firemen to supervise safe parking. Limiting street parking would drastically affect the coffee house business as well as other businesses in the area. The goal is to find a solution that will be acceptable to neighbors and other surrounding businesses.

Alderman Baggett stated that this part of Franklin is a legacy neighborhood lacking infrastructure to accommodate successful redevelopment. The matter has been talked about with Planning in connection to another business in the vicinity, with the anticipation of facing the same/ongoing parking issues. Although the parking plan for Hank's Coffee Station met the requirements of the zoning ordinance, long term solutions are needed. The only way to limit parking is with "no parking" signs, currently, unless other creative solutions are sought out.

Mr. Holzen stated that BNS is currently evaluating solutions for this specific situation. Also, BNS and Planning team have re-evaluated building uses, in this area of Franklin, to allow for additional parking.

Mr. Stuckey stated that even with a restaurant designation (use) only a few more parking spaces would be required. It is a challenging situation and difficult to anticipate the popularity or success of a business. On the other side, a site can be rendered undevelopable if too many parking spaces are required.

Alderman Baggett suggested one creative solution could be to have a shared parking lot among businesses in the area, facilitated by the city. To create long term parking solutions for situations such as Hank's Coffee Station, re-evaluation of Envision Franklin by planning staff is necessary.

Alderman Blanton stated that she received calls from community members about driveways being blocked affecting safety and quality of life issues. Some of the neighbors may be ok with the no parking signs but the 2/3 majority needed for the petition was not met. Solutions that are good and equitable are needed for neighbors and businesses and until a viable solution is available, Alderman Blanton explained that she cannot support no-parking-anytime zones in this area.

Mayor Moore noted that the owner has begun working to find a solution.

Alderman Burger agreed with Alderman Blanton that a solution is needed and she cannot support the item.

The item is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

10. *Consideration Of Resolution 2024-57, A Resolution To Approve Temporary Median Barrier Installation On SR-96 (Murfreesboro Rd) Between Royal Oaks And Interstate 65

Sponsors: Paul Holzen, Adam Moser

Mr. Holzen stated that staff is proposing concept one, flexible delineators, or concept two, a concrete median both including overhead signage. Included in the proposal, staff is suggesting U Turns at Center Point Place and Edward Curd Lane.

Alderman Burger noted her opposition to a temporary median barrier (delineators) as it will be an eye sore and a constant maintenance issue. Currently, TDOT does not have road improvements slated for this area of Murfreesboro Road, in the near future. The city should spend money to create a short term solution to this area of Murfreesboro Road.

Alderman Baggett suggested sharing the cost with a HOA and using road impact fees paid by the developer to fund the concrete median.

Mr. Holzen noted that Vintage Grove HOA along with the developer agreed, at the time, to use impact fees to construct a concrete median at a later date prior to the office building construction behind Home Depot. Once the request came up again, staff did not want to delay implementing a solution addressing safety issues.

Mr. Stuckey stated that at some point the impact fees may be available but for traffic safety, staff is asking which option the board would like to move forward with.

Vice Mayor Potts stated that safety is paramount and citizens are expecting the Board to address the issue the right way, the first time. A concrete barrier will be the most effective way to reduce accidents as there have been 763 accidents at the intersection of Murfreesboro Road and Royal Oaks and 53 accidents/1 year along the section of Murfreesboro Road.

Alderman Caesar stated that although cost is always a concern, safety is vital for this section of roadway with immediate action needed. Mr. Caesar asked staff for details regarding installation of a concrete median.
Mr. Holzen explained that 4-5 months would be necessary to design and bid the job.

Alderman Baggett stated that considering property damage and vehicle damage costs from frequent accidents, money will be saved overtime.
Mr. Stuckey suggested using the delineators for immediate safety changes until a concrete barrier could be installed with latitude from the Board to explore the most cost effective options.

Mr. Moser explained that the delineators would need to be ordered and will take time to receive them.

Alderman Burger stated that the city does not need to spend money on both median barrier options.

Mr. Stuckey advised the Board to allow an opportunity for exploration of solutions to meet the safety concerns in a more timely fashion.

Citizen Comments:

Josh Lee, Thompson Burton, representing Best Western Hotel. Mr. Lee requested an express statement of regulatory flexibility, from the Board, relating to how the median barrier will impact businesses and how it will be addressed.
The item is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

11. ***Consideration Of Resolution 2024-100, A Resolution To Award The Construction Contract (COF Contract No. 2024-0246) For The "East McEwen Drive Phase 4 Improvements" (COF Project No. 2015-002 / TDOT PIN 125418.00) To Vulcan Construction Materials, LLC With A Bid Amount Of $45,844,010.80**

Sponsors: Paul Holzen, Jonathan Marston, David Hodnett

Alderman Baggett asked if the bidding summary was provided in the information packet and if not, is it possible to receive this information.

Mr. Stuckey stated that the information should have been provided. This project includes $30 million of federal funds with additional federal funds being pursued assist funding the project. This bid was significantly below the engineering estimate going into the bidding process, staff believes this is a good contractor that will provide a good value. Staff urges award of the contract so they project can get started.

The item is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

12. *Consideration Of Resolution 2024-107, A Resolution To Award The Construction Contract (COF Contract No. 2023-0050) For The Southeast Municipal Complex Project To Reeves Young In The Amount Of $46,380,782

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

Mr. Stuckey clarified that the expenses extend beyond the financial model outlined in the CIP for Southeast Park. The staff believed that the city received a favorable bid, and if Robinson Lake is postponed or integrated into the project, the city's overall financial situation would remain intact. An updated financial model is set to be presented in January, which will demonstrate additional funding capacity enabling the Robinson Lake component to progress as well. The revised road impact fees will generate additional funds that could be allocated to Robinson Lake. Mr. Stuckey suggested postponing Item 13 (Robinson Lake) to the BOMA WS and Meeting on January 28, 2025, while recommending the Board provide a favorable vote on Southeast Park. The contractor has extended the bid for Robinson Lake by four months, allowing additional time for discussions.

Alderman Baggett asked what the cost difference is with and without the inclusion of Robinson Lake and if staff considered removing components of Southeast park to cut down on costs.

Mr. Holzen stated that several elements of the project have been purchased outside of the contract to reduce costs.

13. *Consideration Of Resolution 2024-106, A Resolution To Award The Construction Contract (COF Contract No. 2023-0288) For The "Robinson Lake Dam Project" To Haren Construction Company In The Amount Of $13,482,000

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

Mr. Stuckey clarified that the expenses extend beyond the financial model outlined in the CIP for Southeast Park. The staff believed that the city received a favorable bid, and if Robinson Lake is postponed or integrated into the project, the city's overall financial situation would remain intact. An updated financial model is set to be presented in January, which will demonstrate additional funding capacity enabling the Robinson Lake component to progress as well. The revised road impact fees will generate additional funds that could be allocated to Robinson Lake. Mr. Stuckey suggested postponing Item 13 (Robinson Lake) to the BOMA WS and Meeting on January 28, 2025, while recommending the Board provide a favorable vote on Southeast Park. The contractor has extended the bid for Robinson Lake by four months, allowing additional time for discussions.

Alderman Baggett asked what the cost difference is with and without the inclusion of Robinson Lake and if staff considered removing components of Southeast park to cut down on costs.

Mr. Holzen stated that several elements of the project have been purchased outside of the contract to reduce costs.

14. Consideration Of Amendment 1 To COF Contract No. 2022-0247, With Clovercroft Holding, LLC For Parkland Impact Fee And Construction Agreement For Novara PUD

Sponsors: Lisa Clayton, Heather Eusebio

The item was acknowledged and is planned for the January 14, 2025 Board of Mayor and Aldermen Meeting for consideration.

15. *Consideration Of Resolution 2024-97, A Resolution Rejecting The Construction Bids For The Water Reclamation Facility Rehabilitation And Resiliency Improvements Project (COF Project No. 2023-015)

Sponsors: Michelle Hatcher

Mr. Stuckey explained that only one bid was received and staff would like to rebid in January and believes better options are available. There is some time sensitivity with the money from the state but there should be plenty of time, once this bid has been rejected. Although this item is on tonight's BOMA agenda there is a protest period that doesn't end until December 14, 2024. The motion should reflect the end of the protest period.

16. Consideration Of Resolution 2024-87, A Resolution To Accept The 2024 Drought Management Plan

Sponsors: Michelle Hatcher

Ms. Hatcher explained that after last year's drought, staff revised the Drought Management Plan and submitted it to TDEC. TDEC approved the plan and now the plan is before BOMA for approval. The idea is to maintain the reservoir at required levels for drought or other emergencies. The new idea is to balance the system by throttling back production to extend the life of the reservoir and extend the period of time before a drought emergency is declared. The throttling back of production aligns with the drought emergency levels.

Mr. Stuckey added that staff is figuring out ways to manage water throughout the system with water received from the Harpeth River and from the Cumberland River. through Harpeth Valley.

Alderman Caesar asked if the staff retroactively modeled adjustments to see what the impacts were to the overall system.

Ms. Hatcher explained that the adjustments were modeled in real time as it is all hands on deck working as a team to manage and maintain the required tank levels during a drought. The Drought Management Plan, strictly monitored by the state, documents the new procedures.

Mr. Stuckey explained that during the most recent drought, the city knew the tank levels were high enough but because of the existing plan, the city was required to strictly follow the plan as it was written. The updated plan is more wholistic and documents the updated management procedure, officially.

Alderman Petersen asked Ms. Hatcher what the percentage of water for the city of Franklin comes from Harpeth Valley?

Ms. Hatcher stated that 2/3 of the city's water comes from Harpeth Valley.

The item is planned for the January 14, 2025 Board of Mayor and Aldermen Meeting for consideration.

17. Presentation For Proposed Parkland Impact Fee Ordinance Amendment

Sponsors: Mark Hilty, Lisa Clayton, Kevin Lindsey, Heather Eusebio, Chris Franklin

Mr. Stuckey explained that this item revisits the proposed Parkland impact fees focusing on option 3.

Mr. Lindsey summarized the existing Parkland impact fees and provided an overview of Parkland revenue for a fee only-no reimbursement choice and Parkland revenue for project (owners) that choose to build Parkland amenities and seek reimbursement for Parkland fees paid.

Mr. Stuckey noted that many times the developer ends up writing a large check to the city while receiving less of an offset for the neighborhood amenities the developer paid for.

Alderman Baggett stated that it appears that the city is requiring developers to spend more money on their own amenities, to receive reimbursement.

Mr. Stuckey explained that in many cases the developers are constructing significant amenities regardless of the reimbursements available.

Alderman Petersen suggested that children need to have access to parks that are close in proximity to where they live and, currently, those parks are missing. With lot sizes as small as they are in some developments, amenities should be provided within the development.

Alderman Barnhill stated that he doesn't see that developers are receiving credit for the small pocket parks and developers don't appear to be building for the improvement of the amenity itself but more for the sellability of the neighborhood.

Alderman Burger asked if the city can place stipulations on parks constructed by developers. Also, are standard offsets being given to developers no matter what type of park is constructed? Should the city provide more or less credit to developers, depending on what type of park or amenity is constructed?

Mr. Lindsey explained that developers, if they chose to build a park within the development, the park is required to be a park or a park like amenity. This is the only stipulation the city can make as the development owns the park and assumes maintenance responsibility. If a park within a development is open to the public, the developer receives a 75% credit, if the park or pool is deemed private, the developer receives a 50% credit.

Alderman Baggett stated that the city has around $100 million in parks construction necessitated by the growing community. What if they city kept the fees as they are but changed the reimbursement percentages for community wide parks vs. neighborhood parks? The demand for amenities is almost a requirement for developers.

Mr. Stuckey explained that changing the percentages would be a policy change. More often than not, developers are spending quite a bit more than they are getting reimbursement for.

Mr. Franklin stated that historically most developers chose the fee only route. Research conducted by staff shows that 55 developers chose fee only and 5 developers chose the reimbursement route.

Vice Mayor Potts noted that regarding direction from the Board, option 3b seems to be the best option and the right direction for the city following good practices.

Citizen Comment:

Elizabeth Sharp. Ms. Sharp stated that she is the government affairs director for WCAR and wanted to introduce herself to the Board. Ms. Sharp explained that she would like to be a resource to BOMA and part of her responsibility will be following the progress of the proposed Parkland Impact fee update.

18. **Consideration Of Resolution 2024-108, A Resolution Of The Board Of Mayor And Aldermen For The City Of Franklin Adopting Budget Goals For the Fiscal Year 2025-2026**

Sponsors: Eric Stuckey, Michael Walters Young

Mr. Stuckey explained that at the January 14, 2025, BOMA Meeting the adoption of the 2025-2026 fiscal year budget goals will be on the agenda for consideration. In summary, the goals were created based on the city's Strategic Plan, Franklin Forward. Specifically for 2026, among other goals, the City of Franklin will target growth related infrastructure enhancements deliverable in a 1-3 year timeframe, continue engagement and connections with the public, focus on strategies for affordable/workforce housing, work cooperatively and strategically with TDOT on state responsible road improvements to expeditiously complete projects, partner with the state and Williamson County to market the area as a preferred development location, and to work toward long term funding strategies addressing transportation needs.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:53 PM

Dr. Ken Moore, Mayor

Minutes Prepared by Eydie Hassel, Reviewed by Cayce Anderson, Deputy City Recorder, City Administrator's Office - 1/13/24, 11:30 AM