HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

Meeting Minutes

Work Session

Tuesday, January 28, 2025 | **4:30 PM** | **Board Room**

CALL TO ORDER

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

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

Board Members Absent: None

Staff Present: Eric Stuckey, Mark Hilty, Kristine Brock, Vernon Gerth, Shauna Billingsley, Cayce Anderson

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 Resolution 2024-110, A Resolution To Affirm Compliance With Federal Title VI Regulations**

   Sponsors: Eric Stuckey

   The item was acknowledged and is planned for the January 28, 2025 Board of Mayor and Aldermen Meeting for consideration.

2. ***Consideration Of Ordinance 2024-47, An Ordinance To Amend Title 18, Chapter 1, Section 18-110 And Title 18, Chapter 2, Sections 18-204 And 18-209 To Add Reference To The Design Criteria For Water Infrastructure And Design Criteria For Wastewater Infrastructure For Design Of Water, Sewer, And Reclaimed Infrastructure, And Additional Availability**

   Sponsors: Michelle Hatcher, Brian Goodwin

   Mr. Stuckey explained that this ordinance allows the city to approve and review on behalf of TDEC and aligns standards and requirements of TDEC for water and wastewater infrastructure.

   Ms. Hatcher further explained that staff specifically looked at the design criteria and removed criteria that did not apply to Franklin's water and sewer system while adding specifications for equipment and processes appropriate for the system.

   Mr. Stuckey stated that the city narrowed the criteria to better suit the way the city's water infrastructure is operated. Ms. Hatcher stated that the second part of the ordinance allows the City Administrator's designee the ability to approve or deny emergency sewer repairs for situations where there is a risk to human health. The same reporting process for emergency situations to the Board will be maintained.

   Ms. Hatcher explained that this item was on the previous meeting agenda, but time didn't allow for discussion, and now they are under a timeline with TDEC to continue the internal review process.

   Alderman Burger stated that to make a process stricter, one typically adds criteria, not take it away.

Mr. Stuckey stated that a better term to describe is that the city narrowed the criteria to better suit the way the city's water infrastructure is operated.

3. ***Consideration Of Resolution 2024-84, A Resolution To Approve The Use Of Paid Parking At 127 2nd Ave North And Choosing Option Three As Proposed**

Sponsors: Tom Marsh, Alex Brown, Shanna McCoy

The item was acknowledged and is planned for the January 28, 2025 Board of Mayor and Aldermen Meeting for consideration.

4. ***Consideration Of Resolution 2024-85, A Resolution To Approve The Use Of Paid Parking For The Properties Located At 94-98 East Main Street, Franklin, TN, And Choosing Option Three As Proposed**

Sponsors: Tom Marsh, Shanna McCoy, Alex Brown

Alderman Petersen stated, regarding item four, the building does not have parking as a vacant building. Parking must be considered once the building is not vacant.

Ms. McCoy noted that there are two businesses in the process of obtaining permits for the building. The building is legally nonconforming and is not required to provide additional parking.

Alderman Caesar stated that the constraints of parking downtown limit the types of businesses that will open in Franklin. It's fair for a property owner to protect parking for his or her patrons as free parking is limited downtown. Once the decision was made to allow paid parking on open lots, creating even fewer free parking places, the city is faced with the current situation. The largest concern is where employees will park, and they will park in the remaining free spaces for extended periods of time. Alderman Caesar explained that he has reservations about assuming an employee will find free parking.

Mr. Stuckey stated that enforcement of employee parking may not be a realistic expectation from the city administrator's point of view.

Alderman Caesar stated that enforcement would be an issue and would set a precedent that the city is providing free parking for employees while letting business owners protect and bill for parking on their property.

Mr. Marsh stated that staff is open to suggestions and direction from the Board. As option three reads, approval of paid parking with free parking for patrons. A specification to include employees could be added. Enforcement would certainly be a challenge.

Alderman Burger explained that in most historic cities there is never enough parking, and one typically must pay to park and noted that she does not like the idea of telling a business owner what they can and cannot do on their own property. Addressing the employee parking issue is a broader discussion beyond the two parking items on the agenda and should include the downtown business association. The Board should approve the paid parking items for now and begin a serious conversation about employee parking and how the city can partner to help solve the problem.

Mayor Moore noted that the city will not enforce parking as enforcement will be up to the property owner. Mr. Stuckey noted that in 2019 a resolution was passed that allowed the Board to approve that paid parking spaces could count toward the required parking spaces for the business with Board approval. Paid parking has always been allowed for private property owners.

Alderman Baggett agreed with Alderman Burger regarding an overall plan or strategy to address employee parking downtown. The upcoming transportation study could possibly include employee parking as part of the study. In talking to members of the downtown business association, many businesses are paying for their employees to park near the business. Business owners are adapting, but the city should have a plan to appropriately address the issue and partner for a solution.

Mr. Stuckey noted that the intention is to initiate a parking study in addition to the individual items up for approval.

Public Comment:
Marla Shuff Albert, Shuff's Music: Ms. Albert explained that her lot has become an island of free parking. Because she cannot charge for parking currently, employees and patrons have difficulty finding parking spaces close to the business. Park Happy has agreed to provide a QR code that would allow two hours of free parking once validated inside the business.

5. ***Consideration Of COF Contract No. 2024-0340, With MGT Impact Solutions, LLC For Implementation Of Ready Rebound's Health And Wellness Solutions For First Responders**

Sponsors: Glenn Johnson

Mr. Stuckey asked that the Board's motion related to allow the City Administrator and City Attorney the ability to make changes in the language of the contract that is substantially in the form of what is before the Board tonight. It is a service that helps facilitate services to first responders who are injured on duty and helps expedite services that will get them back on their feet and back to work.

Chief Baltimore explained that this service will help get personnel back to work when injured on the job. Also, the Wellness portion will help devise a personal improvement plan focusing on a timely return to work as well as a plan for general health improvements.

6. ***Consideration Of Amendment 1 To COF Contract No. 2021-0001, A Professional Services Agreement With UES, Formerly GeoTek Engineering Company, To Provide For Geotechnical Services For The New City Hall Building In The Amount Of $25,000**

Sponsors: Mark Hilty

Mr. Stuckey explained that this item accounts for additional geotechnical services for the new city hall as the project moves into a new design phase.

Alderman Petersen noted the importance of geotechnical services for the city hall.

7. **Consideration Of Amendment 7 To COF Contract No. 2020-0041, With OHM/Studio 8 Design For New City Hall Phase 4 Services During Construction In The Amount Of $2,570,000**

Sponsors: Mark Hilty, Kelly Dannenfelser

Mr. Stuckey introduced the item by explaining that this will move the design services team into the final phase of the new city hall project including construction. The owner's rep negotiated the contract down by $300,000 from the original quote.

Mr. Hilty noted that for larger projects, construction services by the design team include administrative duties and project close-out services.

Alderman Baggett recognized the savings of $300,000 for phase four and asked about other overlapping services, specifically architectural services, and asked for a list of services showing areas where overlap of services has been found.

Mr. Koeper stated that the architect of record assures that every aspect of construction meets the criteria through inspections. A certain number of trips to the site are required for inspections and if the number of trips ends up being less estimated, a clause in the contract states the city should receive a credit of $1500. The firm oversees and monitors aspects of projects such as this.

Alderman Barnhill stated that he would like to see a list of total expenses up to this point and would like to see an update on the project once a month moving forward.

Mr. Stuckey explained that the project is at the point where project updates will occur on a regular basis and at the next meeting, an overview of the project schedule will be presented.

8. Presentation Of The Development Customer Survey Results

Sponsors: Vernon Gerth, Katherine Harelson

Mr. Stuckey stated that the survey was part of the FY 2025 budget. The intent of the survey was to reach out to the development community and engage in a discussion about how the city is performing in this area.

Ms. Harelson explained that the Development Advisory Services Commission carefully considered different types of questions to ask the development community and partnered with Thrivence to develop the survey, collect the responses, and analyze the data. The survey was sent to 400 participants who have worked with the city in the last three years. The results have been presented to the Development Advisory Services Commission and staff.

Gary McClure, Thrivence Consulting. Mr. McClure provided an overview of the survey including respondents who participated in the survey, key observations, highlights (three service areas), department summary and recommendations. The online survey went out to 400 participants from the department database in June and July 2024. Sixty-six participants responded, which is 17% of the 400 and is considered a good response, according to Mr. McClure. The department's most common interaction with the development community falls into the areas of permitting, plan review/entitlements and inspections-building and site improvements with many interacting several times a month. Generally, the results of the survey were positive but key observations from the survey emerged. For example, a disconnect in expectations of the development community as the department's role is compliance and not problem-solving. Mr. McClure provided a list of recommendations from the survey results. In the area of customer service and communications, Mr. McClure suggests making sure best practices are embraced across departments and making sure your constituents know you have heard them. Make a public comment about how the department will improve the experience of the customer. Read all comments and verbatim to find nuggets of ideas and perspective not yet considered. Deconstruct all response processes to identify bottlenecks, confusion and delays. Lastly, clarify roles and responsibilities and focus operationally on consistency and equity of services provided.

Ms. Harelson explained that the next step and following Mr. McClure's recommendation is to invite participants to attend a Development Services Advisory Commission meeting to share their feedback and experiences.

Alderman Burger stated that a liaison between the city department and the development community could help streamline the processes. Some entities are very aware of the processes, procedures, and deadlines required whereas others are not and could benefit from meeting with the city liaison to better set expectations from the beginning of a project.

Alderman Baggett voiced his concerns about the small sample size of responses and drawing conclusions from 66 respondents. In the last two months, Alderman Baggett stated, he's received 60 emails that disagree with these results. Accurate feedback is necessary to create a true action plan. Regarding the observation that firms are using junior associates to manage administrative tasks, creating low dissatisfaction results, this sounds like a comment from staff instead of a result from the survey. The citizens and community of Franklin are the customers and, as everyone knows, the customer is always right. Alderman Baggett finished by saying he was hoping for more data points but is pleased with the recommendations and believes the results will improve the city's processes. Somehow, the city must continue to find more ways to engage those who didn't respond to the survey.

Alderman Brown provided clarification, as a member of the Development Services Advisory Commission, and explained the decision was made to send the survey to a curated list of building design professionals who regularly interact with the building services teams. The initial questions the advisory group selected revolved around the topics of easy navigation and predictability of processes and procedures. Feedback from the advisory group indicated that Franklin's processes are easier than most places, which supports the findings of the survey. Regarding the 66 responses out of 400, 66 is a great response rate but not necessarily a great sampling. Overall, the survey identified areas that the development services teams are doing well but also identified areas where improvements should be addressed.

Mayor Moore noted that the Development Services Advisory Commission evolved years ago, after a series of meetings with the development community about how the city could improve. The goals are to be consistent, predictable, and timely when delivering services to the community. The purposeful engagement with the development community is how the city has created processes that are in place today. Although there are areas of deficiencies, through self-evaluation and continual engagement with the development community, the city will continue to improve procedures.

Mr. Gerth began by stating that any feedback gained from the survey is invaluable and usable information in moving forward. The development services advisory group began as a meeting with representatives across trades in the development industry focusing on process improvements, 18 years ago. Over the years, staff have realized the role of an inspector, plans examiner or planning team member is as much about education and navigation as it is about meeting codes, standards, and deadlines. Results from the survey will be further analyzed, identifying additional ways the city can improve and streamline processes.

Vice Mayor Potts stated that he is pleased to see a "not applicable" response will be added to the survey answers choices for the future. Other response options include using a rating scale of 1-10 to provide more variants. Vice Mayor Potts asked about the plans moving forward regarding the frequency of using surveys and if there have been any considerations about sending out a survey to developers while they are navigating through the project processes and steps.

Ms. Harelson stated that a decision has not been made regarding survey frequency and will be discussed with staff, but a broad survey such as this one could be completed every two years like the citizen survey.

Alderman Caesar stated that he also had a question about the frequency of the surveys and suggested not sending out surveys too frequently.

Alderman Baggett suggested a survey be sent out whenever a permit has been submitted, showing trends and measurable data the city can use.

Alderman Burger suggested an exit survey be submitted to development professionals at the completion of a project. Also, Alderman Burger mentioned concerns about inspector consistency on a project. Inspectors may have different interpretations of the same project, creating inconsistencies and problems for developers.

Mayor Moore noted that the same inspector should be visiting the same project each time an inspection is required.

Mr. Gerth mentioned that the team has maintained a policy for several years when one inspector oversees the project from start to finish. If a different inspector conducts a project visit and interprets the requirements or results differently, a meeting with the original inspector must take place before any alterations or new requirements are presented to the project representative. In other cases, a new inspector may be appointed due to a revision in the project.

9. Consideration Of Resolution 2024-71, A Resolution To Rescind Prior Resolutions Adopting Retention Policies And To Adopt A Revised Resolution Providing For The Retention, Maintenance, Preservation, Protection And Scheduled Destruction Of Public Records

Sponsors: Angie Skarp

The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

10. Discussion Of 10 Year Capital Investment Plan Rankings

Sponsors: Eric Stuckey, Paul Holzen, Lisa Clayton, Michael Walters Young

Mr. Stuckey stated that this item revisits the prioritization of the additional CIP capacity based on the updated financial model presented at the last meeting. Staff would like guidance on how the Board would like to spend the additional $134 M capacity. Four projects were identified from previous rankings that had the highest level of consensus from the Board. The Board can commit to those projects equaling roughly $54 M, then go back to the list of projects for a second round of rankings to spend the remaining $76 M. The other option is discarding the previous rankings to re-prioritize all projects according to the additional capacity of $134 million consideration of Fire Station 3 is something the Board may or may not want to include for the additional capacity along with the Creekside property.

- $40,000,000 – Goose Creek Bypass and Carothers Parkway Extension
- $9,500,000 – Eddy Lane (SR96 to Liberty Pike)
- $3,150,000 – South Margin Street and 5th Avenue Intersection Improvement Project
- $4,300,000 – Mallory Lane and Cool Springs Boulevard Improvements

Alderman Petersen stated that she thought Eddy Lane sidewalks was one of the top ranked projects, but it doesn't show up on the list.

Mr. Holzen stated that the Eddy Lane project was ranked high, but full build-out projects were chosen, but it's entirely up to the Board and what the Board deems as a priority. Mr. Holzen also mentioned that public/private partnerships may be available for the Goose Creek/Carothers Parkway extension and the Mallory Lane and Cool Spring Boulevard, road improvements.

Mr. Stuckey noted that there is some uncertainty regarding public/private partnerships and staff does not have any final numbers, but this may free up additional money for projects. Right now, staff would like to know how the Board would like to proceed with allocating the additional $134 M capacity. Alderman Brown stated that he would like to move forward with the top four projects recently prioritized along with Creekside and then re-prioritize the remaining projects on the 10-year plan.

Mr. Holzen explained that projects with five or more votes were placed at the top, with Eddy Lane projects being combined into one project. Fire Station 3 upgrades were pulled from the list.

Mr. Stuckey suggested revisiting Fire Station 3 upgrades and ranking it with the second group of prioritizations to see where it falls in the rankings. Also, Mr. Stuckey suggested replacement/upgrades to Fire Station 3 be pushed out beyond the 10-year window, considering other priorities such as road improvement needs and the new facilities tax could not be used to fund the improvements to the Fire Station.

Vice Mayor Potts stated his support for the top four projects previously ranked and would like to have the opportunity to prioritize the remaining projects.

Alderman Baggett also expressed his support for the top four projects and noted his support for the Creekside property. Regarding the public/private partnerships, it's important to have a final decision on how those ventures will look as the Board prioritizes other CIP projects.

Mr. Holzen explained that those final decisions should be known very soon.

Public Comments:
Rod Heller. Mr. Heller stated that he is the manager of Franklin Preservation Partners, owners of the Creekside property. Mr. Heller expressed his appreciation and support to the city for their vision of preserving property along Franklin Road. Preservation is increasingly a reason why people move to cities such as Franklin. Franklin Preservation Partners is enthusiastic about transferring the property to the City of Franklin given agreements work out as planned.

Dan Klatt. Mr. Klatt expressed his support for the Goose Creek Bypass and Carothers Parkway Extension project and believes that if the city commits to the project, the public/private partnerships doors will open. Being proactive on such decisions will allow infrastructure to be in place before the growth explosion in the area. Alderman Blanton agreed with the current top four projects being the priority along with adding the Creekside property to the list.

After attending breakfast with the Mayors, Alderman Blanton noted the strategy that Mayor Stover used to get the attention of TDOT in the form of a partnership instead of waiting for their turn to receive funding. Mayor Stover stockpiled $15M and approached TDOT as a partner in road improvements to expedite the much-needed road improvement. While the Board is prioritizing additional projects, the Board should consider how much Franklin might be able to designate for a similar partnership with TDOT. This seems to be the new way to get the attention of TDOT.

Mr. Stuckey noted that this idea is something being considered. Also, Mr. Stuckey noted that what he is hearing from the Board is to move forward with the four projects previously prioritized and engage in a prioritization of projects for the remaining money with the addition of Creekside.

Alderman Barnhill stated that after hearing the Board's comments on Creekside he did not have a problem moving Creekside into the number five position for funding. Also, Alderman Barnhill suggested moving forward with the $40M Goose Creek project, considering what former Alderman Klatt suggested. If the city waits for someone to get their funding in place, the city may end up waiting for six months.

Vice Mayor Potts stated that he would like to see the difference in cost to complete the Long Lane Connector/Peytonsville Road Project as it was intended to be completed. The Board chose the bare minimum option to complete the project because money was not available.

Mr. Stuckey stated that it would require revisiting a decision the Board previously approved. Part of the additional capacity for CIP is the result of the revision of the Long Lane/Peytonsville Road Project. Revision of the Long Lane project occurred because the Board identified other priorities within the CIP.

Vice Mayor Potts explained that he would like to revisit the Long Lane project even if it doesn't move forward as he feels it is owed to this area of Franklin now that additional funds are available.

11. *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

Alderman Barnhill stated that $13.5 M is a lot of money to open the dam and asked what the project encompasses regarding the lake and park area.

Mr. Holzen stated that he would be glad to provide the projects plans to any one on the Board. The property was acquired and was funded in 2019 with staff putting the project out to bid two different times. The dam is breached and does not comply with the Safe Dams Act and must be repaired. The lake is only about three feet deep, and dredging will be required for the entire lake. Substantial parking areas, walking trails along with other park amenities will be included.

Mr. Stuckey explained that this project includes a passive park area that will be located just north of the Southeast Park ball fields and includes bringing the lake and dam into compliance. The project will be like a combination of Jim Warren Park and Pinkerton Park for the south area of the city. Mr. Stuckey also noted that the cost of this project was included in the $134M additional capacity model for CIP.

Alderman Baggett stated that the southeast quadrant is very important, and money is being spent on parks and road improvements but there has got to be another way to minimize the cost. The city cannot sustain and pay for projects that continue to go over budget as there are too many other projects the city could spend $13.4M on. Alderman Baggett asked staff what the consequences would be if the Board doesn't approve the bid.

Mr. Holzen explained his concerns about the enormous wetland areas that are forming requiring permitting to manage long-term. The scope of the project can be minimized to reduce cost but will require removal of the walking trail and the parking. The Board made decisions to move forward with the project at an earlier stage.

Alderman Blanton expressed her support for the Robinson Lake project as this area of Franklin needs and deserves a park. Considering the growth along Carothers over the past few years, a park is needed in this section of Franklin.

Alderman Barnhill asked what the anticipated cost was when the study was conducted.

Mr. Holzen stated that it was estimated around $5M that included the lake updates only and did not include the walking trail or parking areas.

Alderman Caesar asked for more details about ramifications to the city if the project does not move forward, specifically concerning the wetlands.

Mr. Holzen stated that if the area becomes classified as wetlands the city is likely to face millions of dollars in mitigations fees.

12. **Consideration Of Resolution 2025-07, A Resolution Establishing A Preservation Plan Steering Committee For The Preservation Plan Update**

Sponsors: Mayor Ken Moore, Emily Wright, Kelly Dannenfelser, Emily Huffer

The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

13. ***Consideration Of Resolution 2025-03, A Resolution To Accept And Recommend Approval Of Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan) To The Franklin Municipal Planning Commission**

Sponsors: Paul Holzen

Mr. Holzen stated that the developer has done a tremendous amount of design work to reset alignment of Carothers Parkway from Long Lane to Peytonsville Road reflecting stakeholder input. Mr. Crutcher worked closely with staff to secure permission from property owners. The public/private partnership will save tremendous amounts of money as the cut and fill along the roadway will not need to be hauled away. The public/private partnership is very serious, and a contact should be ready to present to BOMA soon.

Mr. Crutcher stated that the original alignment affected many homeowners making most of them very unhappy. After driving around with Mr. Holzen and Mr. Wiseman, a new location for the road alignment was suggested, property owners were approached and were agreeable to the new alignment location, making most people in the area very happy.

Regarding removal of a section of South Margin Street, Mr. Holzen explained that it is being done to accommodate the Margin District development. As traffic patterns will be impacted by these adjustments, staff has identified potential impacts to the flow of traffic in downtown. Staff will monitor the ongoing traffic redistribution to identify areas of concern.

Alderman Baggett stated that there have been discussions about the widening of Fowlkes Street with most neighbors being against it because it would create a more heavily traveled thoroughfare. Maintaining contact with these property owners will be important. Another option for staff to entertain that may improve traffic flow is to consider making Blackburn Street a one-way street. The owner seems to be in support, and it would allow for more parking. Alderman Baggett reiterated that it is very important to understand traffic patterns and to create the traffic flow that is appropriate.

14. **Consideration Of Resolution 2025-09, A Resolution Declaring South Margin Street From Cummins Street To Columbia Avenue (SR6/US31) And An Alley From Cummins Street To Columbia Avenue (SR6/US31) As Surplus To Accommodate The Margin District**

Sponsors: Paul Holzen, Jimmy Wiseman

The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

15. **Consideration Of COF Contract No. 2024-0410, With AIG Franklin, LLC (The Margin District Subdivision) For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $502,714.07.**

Sponsors: Paul Holzen, Jimmy Wiseman

The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

16. ***Consideration Of COF Contract No. 2024-0311, With Toll Brothers, Inc. For Reimbursement Agreement For Franklin Ridge Project For An Amount Not To Exceed $416,750**

Sponsors: Paul Holzen, Jimmy Wiseman

The item was acknowledged and is planned for the January 28, 2025 Board of Mayor and Aldermen Meeting for consideration.

17. **Consideration Of Resolution 2024-116, A Resolution Authorizing The City Of Franklin, Tennessee To Issue Its General Obligation Bonds In The Aggregate Principal Amount Of Not To Exceed $48,000,000**

Sponsors: Kristine Brock, Margaret Wilson, Michael Walters Young

Mr. Stuckey stated that this is the first time in six years the city has issued general obligation debt as a way of paying for CIP and is part of the city's financial strategy to pay for projects with 60% cash and 40% debt.

Ms. Brock explained that both resolutions go together to authorize the issuance of debt. Currently, the city has $1M outstanding GO principal as of 6/30/2024 and has aggressively paid $55.3 M in debt since the last GO issuance for 2019-2024. The city's GO bond rating of AAA allows the city to borrow at the lowest possible rates. The proposed GO bonds, Series 2025 will cover equipment, major road resurfacing and CIP including Southeast Park Project and McEwen Phase IV Road Project for a total of $47,494,874. The final maturity following the issuance of the Series 2025 bonds will be March 1, 2045. After consideration of initial (2024-116) and authorizing (2024-117) resolutions at the February 11, 2025, BOMA meeting the city will receive its bond ratings and the beginning of March with closing and receipt of funds around March 26, 2025.

18. **Consideration Of Resolution 2024-117, A Resolution Authorizing The Issuance Of Not To Exceed $48,000,000 In Aggregate Principal Amount Of General Obligation Bonds Of The City Of Franklin, Tennessee; Making Provision For The Issuance, Sale And Payment Of Said Bonds; Establishing The Terms Thereof And The Disposition Of Proceeds Therefrom; And Providing For The Levy Of Taxes For The Payment Of Principal Of, Premium, If Any, And Interest On The Bonds**

Sponsors: Kristine Brock, Margaret Wilson, Michael Walters Young

The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

19. **Consideration Of Event Permit For Franklin Pride Festival Sponsored By Franklin Pride TN At The Park At Harlinsdale Farm On June 7, 2025**

Sponsors: Milissa Reierson, Lisa Clayton, Monique McCullough

Mr. Stuckey introduced the item by stating that this will be the fifth year of the Franklin Pride Festival. The program and other elements of the festival submitted in the application are consistent with what the festival has been over the last two years. The event has met all the expectations the city has for festivals and is recommended for approval.

Citizen Comments:
Eve Boger, Executive Director of Wilco Iris which is an organization supporting LBQT youth in Williamson County by providing a safe meeting place. Ms. Boger stated that she wanted to share appreciation from youth and families to the Board for allowing a space to have the festival. At the festival there is a team lounge where the kids can hang out and make bracelets that provides the most peaceful and joy filled time. Ms. Boger thanked the Board for their consideration.

Amy Duncan. Ms. Duncan stated that she echoes Ms. Boger's statements and expressed her appreciation to the Board for consideration of the festival.

Robert McNamara. Mr. McNamara thanked the Board for their consideration and everything the city has done in support of the festival over the last four years.

Clayton Klutz. Mr. Klutz stated that he is excited about planning the fifth year of the Franklin Pride Festival and thanked the city staff for their assistance and support.

Alderman Barnhill asked if anyone had an estimate on the attendance of the Pride Festival over the last four years.

Ms. McCullough estimated attendance numbers for year one to be around 5,000 people, year two about 6,000 people, year three 8,000-10,000 people, and last year with rain around 5,000 in attendance.

20. Consideration Of Ordinance 2025-01, An Ordinance To Adopt Rules And Regulations Regarding The Treatment Of Unsafe And/Or Unsanitary Structures

Sponsors: Alderman Beverly Burger, Bill Squires

Mr. Stuckey explained that this ordinance was developed by the Law Department to streamline processes to address situations regarding unsafe or dilapidated structures in a more timely manner.

Ms. Billingsley stated that this ordinance would allow a public/city building official to enter and inspect the potentially unsafe or hazardous structure and determine if the structure can be repaired or if it should be demolished. Currently, the process to address and make a determination on such issues requires filing a lawsuit in Chancery Court. The process is lengthy and often does not result in a solution or action to be carried out. Under the new ordinance, after the building official has received an administrative warrant from the Municipal Court, inspected and made a decision about the structure, the Building and Streets Standard Board evaluates the validity of the recommendation. The Board is made up of technical experts, architects, engineers, construction experts and developers appointed by the Mayor to serve on the panel. The owner would be properly noticed and would have the opportunity to be heard in front of the Board.

Alderman Burger stated that she asked that this ordinance be heard before BOMA. The ordinance would give the city an additional tool in the toolbox to address situations when a structure is unsafe or unhabitable. Very rarely do these types of situation occur but when they do, the city would be empowered to handle to situation in a timely fashion. In addition to safety, the ordinance protects citizens quality of life and the value of their property.

Alderman Caesar stated his concerns about giving the building official ability to enter a home at will and the potential for malicious intent. Ms. Billingsley explained that there is a legal protocol that must be followed including obtaining the administrative warrant and evaluation of the decision by the Building and Streets Standards Board. Mr. Marsh explained that without an administrative warrant, investigations are limited to the exterior of the structure. If the property owner grants the city official entrance, an administrative warrant is not necessary. Ms. Billingsley noted that section 14.11 addresses the process after the building official makes a determination.

Alderman Blanton expressed concerns over the wording regarding who may initiate a referral or who is required to initiate the process. Is it the building official and at least five neighbors or is it one or the other? Neighbors may not want to speak out against another neighbor.

Mr. Marsh explained that a referral can come from a police officer or fireman among other city personnel. However, multiple neighbors are required to initiate an inspection or investigation.

Alderman Baggett mentioned his concerns about protection of the property owner's rights.

Ms. Billingsley stated that a legal process must be followed from obtaining the warrant, noticing the property owner and the hearing before the Building and Streets Standards Board. If the property owner is still unsatisfied with the outcome of the Building and Streets Standards Board, an appeal can be filed in Circuit Court.

21. **Consideration Of Resolution 2024-04, A Resolution To Assign Permanent Naming Rights Of The Capital Project Known As The Southeast Municipal Complex In Honor Of Pearl Bransford, In Accordance With Ordinance 2024-37, Acknowledging Individuals Who Have Made Substantial Contributions To Benefit The City Or Local Community**

    Sponsors: Lisa Clayton, Heather Eusebio

    The item was acknowledged and is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:56 PM

Dr. Ken Moore, Mayor

DRAFT Minutes Prepared Eydie Hassel, Reviewed by Cayce Anderson, Deputy City Recorder, City Administrator's Office - 2/6/25, 4:15 PM