



Meeting Minutes

Work Session

Tuesday, February 11, 2025

5:00 PM

Board Room

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 05:02 PM

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

Board Members Absent: None

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. ***Consideration Of Resolution 2025-01, A Resolution Requesting The State Of Tennessee To Name Columbia Pike (US-31/SR-6) From South Mack Hatcher Memorial Parkway To Coleman Road "Pastor Hewitt C. Sawyers Historic Highway"**

Sponsors: Alderman Patrick Baggett, Dillon Gaster

Alderman Baggett introduced the resolution by announcing to the unknowing Pastor Hewitt Sawyers that members of the community would like to recognize his contributions to Franklin and Williamson County by naming a section of Columbia Pike, near West Harpeth Primitive Baptist Church where he served as Pastor for many years, in honor of him. Native to Williamson County, Pastor Sawyers has been at the forefront in the community for many years in a variety of leadership roles from Habitat for Humanity, Franklin Housing Authority, Treasurer of the National Primitive Baptist Convention (15 years) and many other organizations all around the community. Pastor Sawyers was a leader in a group that created the "Fuller Story" initiative in Franklin. Pastor Sawyers has had a lasting impact on the hearts and souls of Franklin.

Mr. Gaster explained that Columbia Avenue is a state-owned roadway requiring the resolution to be submitted to state legislators, where the resolution will be added to a bill to be voted on in the spring.

Alderman Blanton stated that Pastor Sawyers should absolutely be recognized for his impact on the community and is very worthy of the honor. Also, Alderman Blanton asked for more information about the guidelines regarding when naming of a roadway can take place (living vs. deceased) and if staff has confirmed whether any special permissions are necessary.

Mr. Gaster stated that staff has completed their due diligence and is of the understanding that all the rules and stipulations required by the State of Tennessee have been followed and met.

Public Comment:

Elder John Haynes, 305 Hardison Ave, Franklin, TN: Elder Haynes stated that he cannot think of another person more deserving of such an honor as Pastor Sawyers. To be honored and recognized while still living is an achievement that speaks for itself. As a mentor, Elder Haynes explained that he and Pastor Sawyers have been through a lot together as members of the Cumberland Association. Elder Haynes congratulated Pastor

Sawyers for an honor very befitting of a man who has dedicated so much of his time to the community.

Pastor Kevin Riggs, 200 Devrow Ct, Franklin, TN: Pastor Riggs stated that he cannot think of another person who should be honored in this way other than Pastor Sawyers. Pastor Sawyers has spoken publicly and privately about his life growing up in Williamson County through segregation and what life was like. Pastor Riggs thanked the community members and city for recognizing and honoring his friend, Pastor Hewitt Sawyers.

Alderman Baggett noted that the resolution will be voted on during the BOMA meeting at 7 pm.

Mayor Moore led a round of applause and a standing ovation showing support and recognition of Pastor Hewitt Sawyers and the important contributions he has made to the community.

Alderman Petersen noted her support for the many contributions Pastor Sawyers has made to the community and stated that it is the right thing to do to pass the resolution.

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

2. ***Consideration Of Certificate Of Compliance For Retail Liquor License For Franklin Wine & Spirits, LLC (Hiren Dayaramani, Nikunj Kumar Brahmbhatt, Vishalkumar Patel, Tejal Patel, Riddhikumari Patel, Khushbu Patel, And Praveen Patel, Managing Agents) Located At 1400 Liberty Pike, Suite 300, Franklin, TN 37067**

Sponsors: Angie Skarp

Mr. Stuckey stated that this is an update to the ownership group for the existing liquor license for this location.

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

3. ***Discussion And Update Concerning 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. Stuckey stated that this item is a follow up to a discussion at the end of last year regarding parking around Hank's Coffee

Station. Staff has continued to gather information and feedback from residents and have devised a plan that may better define parking restrictions.

Mr. Holzen stated that staff tweaked the conditions of the no-parking-anytime zones to be acceptable to residents. The results of the resident petition included 71% support, and 78% support from residents on Green Acres Drive specifically, including rental residents. Staff recommends approval of Ordinance 2024-49, as updated.

Alderman Petersen noted that the change does not state no parking/24 hours a day but does state no parking during the hours of 8 am to 3 pm.

Mr. Holzen thanked Alderman Petersen for pointing out the change and confirmed that that is correct.

Alderman Baggett thanked staff for their extra efforts to create an acceptable plan for all involved.

Alderman Burger asked Mr. Holzen about plans for service vehicle accommodations when parking in the driveway is not an option and suggested service vehicles use cones placed around the vehicle to indicate a reason for parking along the road. Somehow, there should be an indicator to the public about why the vehicle is parked on the side of the road to avoid unnecessary parking violations.

Mr. Holzen stated that service vehicles would be required to park in the driveway, and if that was not possible, exceptions would need to be made.

Alderman Blanton stated that she appreciates the work that staff has put into resolving the parking issues. Situations such as Thanksgiving and kids coming home from college, may create unintended consequences resulting in a resident being issued a violation. The way the ordinance is written, it's assumed the no-parking-anytime zones are seven days a week. The plan should be more comprehensive as there are too many loopholes. Alderman Blanton finished by noting that staff has made a good start on the plan, but she could not support the ordinance as it is written.

Alderman Burger stated that she has concerns about the no-parking-anytime zones being effective seven days a week as residents may have parties or other events at their home requiring street parking. She cannot support the ordinance until all scenarios have been considered to avoid potential problems in the future.

Mr. Stuckey stated that realistically it's difficult to anticipate or consider every single situation that may arise. The no-parking-anytime zones encompass short segments of streets with most residents in support of the no-parking-anytime zones recognizing the tradeoff for a better day-to-day situation. There are ways to work within the proposed plan considering other parking available in the area.

Alderman Blanton asked if residents should alert the police department when a party is planned and street parking required, so that parking violations will not be issued.

Mr. Stuckey responded by saying that it would be difficult to differentiate between cars parked for a party and customer parking for other businesses in the area.

Alderman Caesar commented that by eliminating parking along specific sections of Green Acres Drive and Harpeth Drive, customer parking could potentially be pushed further into the neighborhood creating the same parking issues. "Where will Hank's Coffee Station customers park?" Alderman Caesar further stated that even though residents signed the petition in support of the no-parking-anytime zones, there may be unintended consequences not considered.

Alderman Baggett stated that while Hank's Coffee Station met the parking requirements and are a great new business, the residents' lives have been impacted by customers parking on the street in front of their homes. As discussed at the last meeting, this situation is part of a broader parking discussion needed in Franklin. Alderman Baggett explained that he supports the ordinance to provide relief to residents.

Vice Mayor Potts asked, regarding no-parking-anytime zones on both sides of the road in this area, is there a precedent anywhere in the city where parking is allowed on one side of the road but not the other side of the road?

Answer: Mr. Holzen explained that he did not know of a road in the city where roadside parking is allowed on one side only. Fire codes require 20 feet of clearance for emergency vehicles to easily travel along streets. Most of the streets in this area are narrow with only 18-19 feet of clearance for emergency vehicles.

Alderman Burger explained that an alley runs behind her home where many people street park, and it is not 20 feet wide.

Mr. Holzen stated that the frontage road would meet the fire code requirement of 20 feet clearance for emergency vehicles.

Vice Mayor Potts called attention to the idea that customers may park just beyond the no-parking-anytime signs creating the same parking issue but in a different location. In other words, street parking, on one or both sides, would not be prohibited beyond the specified sections.

The item is planned for the February 11, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

4. **Consideration Of Ordinance 2024-45, An Ordinance To Restrict Eastbound Through And Left Turn Vehicle Movements At The Intersection Of South Margin Street And 3rd Avenue South**

Sponsors: Paul Holzen, Adam Moser

Mr. Stuckey introduced the item. He stated that South Margin Street traffic concerns were originally discussed in September and were brought forward by the Downtown Neighborhood Association (DNA).

Mr. Holzen explained that the Downtown Neighborhood Association completed their own traffic study and found that 90% of vehicles make a right turn at the intersection of South Margin and 3rd Avenue South. The DNA is proposing a right-turn-only at this intersection. This proposed change is also supported by the Downtown Franklin Association (DFA). TDOT has approved the operational change, which would be classified as a nontraditional intersection. The crosswalk at the intersection of 3rd Avenue South and South Margin will be eliminated, and enhanced signage will be used to clearly indicate the changes. The results of the traffic study show significant level-of-service improvements and the reduction of delays and queuing for eastbound, northbound and southbound traffic at the intersection. The cons of this nontraditional intersection include the absence of a physical barrier causing driver confusion, removal of the southbound crosswalk, concerns regarding increased speed on South Margin, and traffic rerouting through other parts of downtown. Now that construction is completed on Lewisburg, if the Board chose to move forward with this project, there would not be multiple road projects under construction downtown.

Mr. Stuckey added that message boards would be used to alert the motorist of the traffic flow changes along with officer presence in the first week of implementation.

Vice Mayor Potts stated that considering the major events held downtown, having signs available during the events may increase public awareness and provide notice to the public about the new intersection.

Alderman Petersen asked Mr. Holzen how traffic approaching from the north on South Margin will be affected when turning left onto 3rd Avenue.

Mr. Holzen explained that the intersection will be a split phase with eastbound and westbound traffic each having its own phase to avoid conflict of movement. Then, the north and southbound phase will flow concurrently with the left turn lane yielding to traffic.

Alderman Baggett stated that traffic in all directions will significantly improve as traffic goes from a level C to a level A. There are concerns about additional traffic on 4th Avenue, but it is identified as 1% of the daily totals (about five to six cars). Alderman Baggett also noted that with such minimal negative impact, the change is worth making.

Alderman Burger asked Mr. Holzen why traffic traveling northwest on South Margin cannot go straight.

Mr. Holzen stated that because 90% of the traffic is making a right turn onto 3rd Avenue, the right-turn-only allows traffic to continue to turn while the other phases of the intersection are going on, reducing traffic queuing.

Public Comment:

Ned Dannenberg, 610 Dunbrooke Ct, Franklin, TN: Mr. Dannenberg stated that his concerns about removal of the crosswalk relate to maintaining the walkability of Franklin and the safety of pedestrians. With the removal of the crosswalk, a pedestrian walking to Pinkerton Park could potentially be required to cross South Margin, 3rd Avenue and South Margin again, requiring a wait time of 3 minutes and 8 seconds. Mr. Dannenberg believes that keeping the crosswalk would not cause substantial delays to the right-turn-only vehicle traffic other than when a pedestrian pushes the button to cross. Mr. Dannenberg finished by asking the Board not to deprioritize pedestrians' needs to speed up vehicle traffic.

Walter Green, 227 4th Ave S, Franklin, TN: Mr. Green thanked Alderman Baggett for advocating for the right-

turn-only ordinance. Mr. Green stated that he is hopeful the Aldermen and city staff will move forward with the trial period for this intersection. Mr. Green finished by explaining that many more people will be pleased with this change than will be opposed to the change.

Steve Fahey, 109 Lewisburg Ave, Franklin, TN: Mr. Fahey stated that living near the intersection of Lewisburg and South Margin, he sees traffic backup in front of his house multiple times a day, every day. The right-turn-only intersection at South Margin and 3rd Avenue will also make the Lewisburg and South Margin intersection safer. With the ongoing road construction downtown, he believes that drivers are more mindful of changes in traffic flow, which will make the transition to this right-turn-only intersection smoother.

Bob Ravener, 221 3rd Ave S, Franklin, TN: Mr. Ravener stated that as president and representative of the Downtown Neighborhood Association, he is speaking in support of the right-turn-only intersection at South Margin and 3rd Avenue. Most concerns regarding this change are "what if's," but it is one of the most dangerous in the city of Franklin. Considering the low investment required for this project, it makes sense to begin the trial phase as soon as possible. If the results prove to be detrimental, it is easy to revert to the traditional intersection. Delaying this project could potentially interfere with road improvements and construction of the new City Hall along with other projects set to begin over the next few years. The project has overwhelming support from the Downtown Franklin Association and DNA.

Gale Haddock, 213 Lewisburg Ave, Franklin, TN: Ms. Haddock stated that traffic at this intersection is annoying and inconvenient and causes people to do things they should not do. Regarding speeding as an issue, Ms. Haddock suggested the use of speed bumps to deter speeding along South Margin between 3rd Avenue and 4th Avenue.

Mr. Stuckey asked Mr. Holzen about the downside of removing the south crosswalk versus maintaining the crosswalk.

Mr. Holzen explained that when any of the crosswalk buttons are pushed, a pedestrian scramble is initiated, stopping vehicular traffic in every direction, creating traffic delays. Staff can study this aspect of the intersection and report the results to the Board, but Mr. Holzen stated that he would not recommend a pedestrian scramble.

Alderman Burger stated that she has a problem with the crosswalk being removed from the intersection. During downtown festivals, people park at Pinkerton and walk into downtown. If the crosswalk is minimally used, is it necessary to remove it? If the crosswalk is not removed, it would be available when necessary.

Alderman Blanton stated that a trial period has been mentioned, but there isn't any reference to a trial period in any documents associated with the ordinance. Typically, it is harder to "undo" things than "to do" things, and it would be nice to have a timeline of what and when changes would occur.

Mr. Holzen explained that there would be a trial run in which staff would monitor and document any traffic accidents for a period of two months. If there was a spike in traffic accidents, an emergency could be declared, allowing the intersection to revert to the original traffic flow.

Mr. Stuckey stated that it is difficult to put a timeline on an ordinance that the Board enacts. However, the Board could commit to a six-month review of a trial period. After the trial period, staff would present findings and results to the Board at a Work Session and, depending on the results, discuss and revise, as necessary. Should the Board vote in support of the ordinance, Mr. Stuckey, and Mr. Holzen agreed to support a six-month review.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

5. Consideration Of Amendment 4 To COF Contract No. 2019-0139, With Barge Design Solutions, Inc. For The Design Of The Southeast Municipal Complex (Park) At A Lump Sum Cost Increase Of \$545,900

Sponsors: Paul Holzen, Jonathan Marston, Shahad Abdulrahman

Mr. Holzen explained that Amendment 4 addresses redesign additions and construction administration necessary to ensure the project's successful execution.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

6. Consideration To Grant Sewer Availability For Three Parcels At 1360 Coleman Road (Map 105, Parcel 00101; Map 105, Parcel 00100; Map 105, Parcel 00300)

Sponsors: Michelle Hatcher, Emily Wright, Scott Andrews

Mr. Stuckey explained that this item is a consideration to grant sewer availability to three large parcels, adjacent to the UGB, located at 1360 Coleman Road. The consideration would carry a contingency stating that, upon request by the city, the parcels would be annexed into Franklin's UGB. Additionally, these parcels would provide access to property along Coleman Road already in Franklin's UGB. Lastly, Mr. Stuckey noted that subdivision of the parcels into five-acre (or larger lots) has been discussed.

Ms. Hatcher stated that the Water Department, along with Planning, recommend granting sewer availability to the three parcels, subdivided into eight lots (SFUEs), along Coleman Road. Since the property is outside the Franklin UGB and is not eligible to be annexed at this time, staff has recommended two contingencies with conditions, if the item is approved. In addition to the contingency that the parcels would be annexed into Franklin's UGB at the next opportunity, signing of the availability agreements includes the following conditions:

- Development should be constructed to city standards;
- Williamson County should notify the city when building permits are issued;
- The city should be given the authority to approve a CO for constructed residences; and,
- Williamson County must agree to the previously listed contingencies.

Ms. Hatcher noted that compliance with the contingencies would be the responsibility of the builder.

Mr. Stuckey noted that during the UGB update a commitment was made for cities to work within the defined UGB and any adjustments to the UGB would be addressed during the five-year update cycle.

Ms. Wright stated that development was not anticipated south of the Harlin property during the next five years. However, access to this property in the future will provide a connection to the Harlin property, affecting overall development in this area and that is why staff recommends availability of sewer access. At the next five-year update and the convening of the Coordinating Committee, the parcel will be available for annexation.

Adam Ballash, Boyle Investment Company, applicant. Mr. Ballash stated that he agrees with staff comments and would be happy to answer any questions.

Alderman Barnhill asked for a point of clarification regarding the three parcels and eight lots.

Ms. Wright explained that the three large parcels would eventually be subdivided into eight lots, which will require approval from the Williamson County Planning Commission. The recommendation includes future sewer availability to the eight lots.

Mr. Stuckey confirmed that the consideration to grant sewer availability includes the eight SFUEs.

Mr. Ballash further explained that the total acreage of the three parcels is sixty-two acres and would be subdivided into eight, five to eight acre lots. The final plat would be in the county and contingent on previously stated conditions of approval by the city. Mr. Ballash stated that he is happy to comply with the conditions of approval through continuous coordination with the city and county planning departments.

Public Comment:

Jeff Rosiak (Gamble Design Collaborative), 5026 Nelson Dr, Franklin, TN: Mr. Rosiak stated that he supports approval of the item.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

7. Consideration Of Resolution 2025-05, A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive. Establishing A Public Hearing On March 11, 2025

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

Mr. Stuckey stated that this is a request to extend the vesting rights for Avalon Square PUD Subdivision for two more years.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

8. Discussion And Presentation Of The Robinson Lake Dam Rehabilitation Project

Sponsors: Paul Holzen, Lisa Clayton, Shahad Abdulrahman

Mr. Stuckey introduced consideration of the bid award for the Robinson Lake project. The first bid received for this project was well over the anticipated cost of the engineers at \$18M. The current bid came in around \$13.5M, which falls in line with what engineers would expect for this project. At the request of the Board, staff will provide project details and a cost analysis along with implications of the changes to the project. The question for the Board is how to proceed with this project and what further information may be needed from staff between now and the next meeting. Mr. Holzen will walk the Board through the project costs to date, bid analysis and the engineering of the project. Ms. Clayton will highlight the park amenities.

Mr. Holzen provided a brief history of the Robinson Lake project from master planning in 2016 to receipt of the second bid in 2024. The cost summary, to date, includes specific costs for each phase along with vendors who have completed their portion of the project from master planning, land acquisition, environmental evaluations, hydrographic soundings, due diligence reporting, development plan revision/rezoning, design and geotechnical surveying. To date, \$1.5M has been spent on project preparations. Regarding the bid summary, there are over 100-line items included in the bid which have been provided in the documents for this item. The bid summary includes costs for demolition, erosion prevention/sediment control, site improvements/infrastructure, dam rehabilitation, dredging, site earthwork, landscaping and electrical totaling just under \$13.5M with an optional boat dock that would add \$125,000 to the project. Mr. Holzen noted that a substantial amount of contingency planning has been built into the costs in anticipation of unforeseen situations. Lastly, Mr. Holzen expressed his concerns about the formation of wetlands on the property. As seen in the presentation documents, the land has changed over the last two years with the formation of wetlands. If the land sits too long, it may become mandatory for environmental agencies to reassess the land area.

Ms. Clayton stated that she thought it would be helpful to explain how and why this piece of property was imagined as a passive park. The Robinson family owned and farmed this property and in 1949, Robinson Lake became a Franklin destination. Ten years ago, during the master planning for the city, the Southeast was identified as an area of massive growth. Hence, staff looked at how to transform this land into a multifaceted park for the future residents of southeast Franklin. Of the 77 acres, 27 acres would be designated as green space with an inclusive playground, an ADA-compliant trail and the potential for water recreation. This would be the first and only location in the city park system where citizens could participate in water recreation, including fishing, paddleboarding and kayaking. In addition, this land is rich in Civil War history. The land was also owned by the Nichols family from 1827-1905. Considering the number of years this property has been part of the Franklin community, it makes it a meaningful location for a park that preserves

and honors the history of the city. Residents of Ladd Park, Echelon, Falcon Creek and Cannon Wood will all benefit from the open space. Ms. Clayton stated that staff supports the conceptual plan as presented today.

Alderman Blanton asked Ms. Clayton if the dock would be ADA accessible and stated that she is pleased that the city is increasingly embracing ADA considerations. Also, the water recreation aspect of the lake would address comments about the lack of fishing availability in Franklin, and the passive park will complement the organized sports park across the river. Additionally, the southeast part of Franklin needs a community park and although the costs are larger than anticipated, the costs will only continue to increase. Alderman Blanton noted that hearing the history of the property only adds to the uniqueness and meaningfulness of the site and stated that she fully supports moving forward with the project.

Ms. Clayton explained that the dock would be ADA accessible. Hence, it would be the only location for ADA accessibility to a natural water source in the city.

Mr. Holzen reiterated that the first phase of the project would include the walking trail (.78/mile), the boardwalk, a pedestrian bridge, and 140 parking spaces.

Alderman Barnhill stated that he would like to avoid the dredging situation that happened with Jackson Lake a few years ago.

Mr. Holzen noted that Jackson Lake was hydraulically dredged by a contractor that did not perform well. Robinson Lake will have a riser structure placed in the middle of the lake so that when dredging is needed, the lake can be drained and dredged with heavy equipment. Dredging will be needed in the future, although it is difficult to say if it will be 30-40 years, despite deeply dredging the lake initially.

Ms. Clayton explained that the lake will not be a catch and release lake, like Jim Warren and Harlinsdale Lakes. Rather, it will be considered a regional type of fishery that will allow the fisherperson to catch and take the fish home.

Alderman Burger stated the city should move forward on this project as soon as possible, considering the increasing wetlands on the property and the reasonable bid the city has received. Also, Alderman Burger stated that the dock should be included in the project to provide ADA accessibility to the natural water source. Lastly, she asked staff if it is possible to source the landscaping component internally to save money rather than contracting it out?

Answer: Yes. There are other funding sources such as the tree bank to consider.

Alderman Baggett supported the idea of the project and wants to see it be completed, but also does not think the Board can continue to approve and fund over-budget projects. The only way to avoid this situation in the future is to either say no to the project, be more creative, or to not let projects stall for longer than necessary.

Mr. Holzen suggested that, for future park projects, it would be pertinent to include a construction manager-at-risk. This role would place a contractor onboard as part of the team and could provide real-time cost updates throughout the project as opposed to the traditional design, bid, build process.

Alderman Baggett agreed that anything the city can do to help speed up the process so that projects aren't in limbo for nine years. Each delay directly results in higher costs. The city needs the parks, but a more efficient process is needed to see them to completion.

Vice Mayor Potts thanked Ms. Clayton for the backstory of the property and thanked Mr. Holzen for providing additional information regarding park amenities and the bid summary. Since this item was deferred, Vice Mayor Potts explained that he has received dozens and dozens of phone calls and emails. Vice Mayor Potts reminded the Board about the public/private partnership with Friends of Franklin Parks and read a statement saying that Friends of Franklin Park continues to be in full favor of the park as it was originally designed. Also, Friends of Franklin Parks continue to be committed to raising \$1.5M to fund the inclusive playground. Additionally, Vice Mayor Potts noted the positive results of the citizen survey regarding Franklin Parks & Recreation opportunities, which showed that 90% of citizens rated Franklin as having excellent opportunities

for parks and recreation. This indicates good decision-making by the Board in the past. This data point demonstrates the importance of the legacy decisions being made now for the future of Franklin. Vice Mayor Potts stated that he is in full support of the Robinson Lake project and when completed along with the organized sports fields on the other side of the river, the city will have 233 connected acres of parkland.

Mayor Moore reminded the Board that the city paid half a million dollars for this 77-acre parcel and stated that he is fully supportive of the project moving forward. Mayor Moore also explained that it has been somewhat frustrating to go back and revisit projects in which decisions were previously made and essentially have the brakes put on. Mayor Moore stated that the city has received a solid bid for a great project that will be very special to the city in the future.

Alderman Barnhill noted that those on the Board that requested additional information didn't put the "brakes on" but needed more time to fully understand the components of the project and the costs associated with each part. Alderman Barnhill asked for a snapshot of where the funding would come from.

Mr. Stuckey explained that funding for the Robinson Lake project was included in the CIP model and was assumed as funded through the additional capacity of \$134M available after the CIP update. Mr. Walters-Young can specifically address the funding sources.

Mr. Walters-Young explained that within the CIP model presented four weeks ago, an assumed total project cost along with what has already been spent including construction of the project - will cost \$15.6M. The \$15.6M includes construction costs of \$13.6M, money already spent of \$1.5M, and the additional \$125,000 for the dock. Funding is split between facilities tax and general fund resources to cover the \$15.6M cost of the project.

Alderman Caesar stated that after having a conversation with people in the hotel/motel community who would like to see some of the hotel/motel tax directed toward parks, he asked if a portion of the tax could be used for projects such as Robinson Lake.

Answer: Mr. Walters-Young explained that there is an element of this project that could be considered as a tourism component. Historically, the city has used hotel/motel tax to support and fund projects that can directly be linked to tourism. This model is used traditionally but there are no hard and fast rules or requirements set in stone about how much money comes from this source.

Mr. Stuckey also explained the city uses the hotel/motel tax strategically for parks and other activities that directly attract visitors to Franklin. Examples include historic parks or buildings that attract people to the area or ball fields that generate tournaments, requiring hotel rooms to be purchased. Use of the hotel/motel tax to fund parks could be considered, but it would require shifting money from one park to another, then making up the difference using the general fund. Facilities tax is used to fund expansion of services that are a direct result of growth.

Mr. Walters-Young explained that a ten-year financial plan is a matter of timing and by looking at the available hotel/motel resources and when the funding is needed along with the previously allocated hotel/motel resources, there may be funds available for the Robinson Lake project. Given the current available hotel/motel resources, it would not be recommended to take money from this funding source, but it is something to be discussed. Mr. Walters-Young stated that in the financial model for Robinson Lake, dedicated parkland resources are not directed toward the project.

Ms. Clayton explained that multiple funding resources are being used for different sections of the park.

Alderman Burger asked if there was other funding going on in this quadrant where parkland dedication fees could be recouped.

Ms. Clayton explained that there is several million dollars' worth of parkland dedication fees that have not been received yet.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

9. Discussion Of City Hall Overview Of Process And Schedule

Sponsors: Mark Hilty, Kelly Dannenfelser, Chris Koeper

Mr. Stuckey stated that the new city hall is underway, and staff will explain the schedule of how the project will proceed, an update on expenditures to date, and how the various bid packages will move forward.

Mr. Koeper stated that the goal of this update is to provide an overview of how the project will move forward and to remind the Board of the Early Release Packages (ERPs) that allow construction to begin earlier in the progress of the project, saving time and money. The new city hall will have three ERPs completed prior to the final construction documents. The first ERP, projected to begin during Spring 2025-Fall 2025, will involve general construction activities including abatement, demolition, excavation/shoring and partial utilities. The second ERP, likely to begin between Fall 2025-Summer 2026, also involving general construction, will include foundations, structure, MEP Procurement and utilities/3rd Avenue South. Mr. Koeper explained that an advantage of the MEP Procurement process allows for the procurement of equipment, such as the heating and cooling systems, to guarantee delivery when needed on site. With lead times as long as 16 months for some large equipment, early procurement is a huge benefit that keeps the project on schedule. The third ERP, planned for Spring 2026-Summer 2027, will address the exterior skin, interiors/finishes, MEP, parking and landscaping. The total amount spent to date, beginning in 2017, is \$5,483,591.

Mr. Stuckey stated that moving forward, the Board will receive monthly updates regarding cost estimates along with an overview of how the project is progressing and quarterly updates from the owner's representative team. Beyond the scheduled updates, the team will meet with the Board on specific topics, as needed.

Alderman Baggett asked Mr. Koeper if the construction drawings were complete yet, how often the Board will receive cost estimate updates, and if the overall project would be completed by summer 2027.

Mr. Koeper explained that the construction documents for the first package are 90% complete, and the design drawings are about 50-75% complete for the remainder of the project. Throughout the progress of the project, cost estimate updates will be available periodically. The first update will be available at the end of the month. The cost estimate updates identify areas where savings have occurred based on anticipated expenditures. Mr. Koeper also noted that the city hall is on schedule for completion and delivery in summer 2027.

Alderman Baggett stated that he supports fewer unnecessary meetings, but if at any point during construction issues, delays or problems are encountered, the Board should know immediately. Alderman Baggett noted that it's best to deliver bad news sooner rather than later through clear honest communication with the Board.

Alderman Burger noted her concerns about supply chain issues and potential labor shortages.

Mr. Koeper explained that processes are in place to address these exact issues. A few weeks ago, at a meeting with the contractor, 30 items were identified that have potentially long lead times for manufacturing delivery. The final list was further prioritized down to ten items that would need longer delivery periods.

Alderman Caesar stated that equally important to a timely completion of city hall is the completion of city hall within the allotted budget.

10. Consideration Of Ordinance 2025-02, An Ordinance To Update The City Of Franklin Municipal Code Relative To The Municipal Court By Removing Outdated And No Longer Applicable Language

Sponsors: Bill Squires

Mr. Squires stated that this project has been an effort to clean up the Franklin Municipal Code, specifically regarding City Court. As laws change over time, municipalities update codes but do not always remove the

portions that are no longer appropriate or used. The state passed The Municipal Court Reform Act of 2004 to address the varying levels of city court jurisdictions throughout the state to streamline and standardize court functions. Franklin's Municipal Court runs smoothly with clearly defined responsibilities. This ordinance eliminates outdated language in Franklin's Municipal Code and is purely for the purpose of housekeeping. Mr. Squires stated that he provided a "red line" version for the Aldermen highlighting the proposed changes. Mr. Squires finished by stating the staff recommends approval of the ordinance.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

11. Consideration Of Resolution 2025-08, A Resolution To Amend The Organizational Chart Of The Finance Department

Sponsors: Kristine Brock

Ms. Brock stated that this resolution is a request to move the purchasing department of four full-time personnel to the finance department. The reorganization will add more depth to the finance department and allow for more cross-training across the department. Ms. Brock noted that the purchasing manager would report to the comptroller, and there are no cost implications associated with the reorganization.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

12. Consideration Of Procurement Award To Rotolo Consultants, LLC Of Slidell, Louisiana In The Total Amount Of \$116,379.17 For All 15 Specified Jobsites Per Mowing Season For City Facility Landscaping And Related Contract Services For A Term Of Award For The Administration Department Facilities Division (Purchasing Office Procurement Solicitation No. 2025-011; Contract No. 2024-0395)

Sponsors: Brad Wilson

Alderman Caesar asked if there is a reason to be concerned about why the next lowest bid is 35% higher than the lowest bid. He wondered if there is a concern about an inferior service or product.

Ms. Brock stated that although the bidder is new to the city, the purchasing manager checked the references and found very complimentary responses. Ms. Brock noted that staff is recommending acceptance of the bid based on the strength of the bid and the positive references.

The item is planned for the February 25, 2025, Board of Mayor and Aldermen Meeting for consideration.

13. Discussion Of The Costs Associated With Calling Performance Sureties Based On The Cost of Completing the Richland Close Subdivision site improvements.

Sponsors: Vernon Gerth, Amy Diaz-Barriga, Melodie Brady, Dillon Gaster

Mr. Stuckey stated that staff will walk the Board through a specific example of how the city had to enter a situation where a builder did not follow through with important infrastructure improvements guaranteed by performance surety.

Mr. Gerth explained that this is a follow-up to ongoing discussions about calling the performance surety when a developer does not complete agreed upon obligations. Over the last few months, the Planning Commission called performance sureties for Echelon and Lockwood Glen subdivisions, for incomplete infrastructure improvements, because the developers LLC was being dissolved in December. Staff is currently working through details to complete the performance agreement for Echelon and Lockwood Glen.

Mr. Gaster explained the details regarding calling the performance sureties for Richland Close subdivision after 8 years. At the time of the agreement, the surety was calculated at 110% of the actual estimated value of

the required improvements. Considering the 8-year period and inflation, the costs for improvements increased, requiring additional out-of-pocket expenses for the city. To reduce the calling of performance sureties in the future, staff are taking a proactive approach to long-term sureties. A working group will review sureties monthly and final CUO's/CC's will be tracked and linked to the release of performance sureties. Other considerations include reducing the city's obligation to cover site improvements, using on-call contractors to complete and take over improvements, and potentially suspending developers from pursuing future projects if obligations are not met.

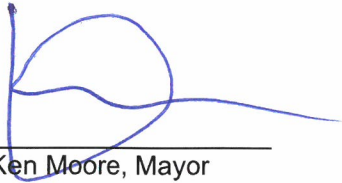
Vice Mayor Potts thanked staff and Mr. Gerth for bringing this information forward and for the difficult work staff are doing on behalf of Echelon and Lockwood Glen subdivisions.

Lastly, Mr. Gerth stated that staff is still evaluating the resources, efforts, and costs needed to complete the site improvements for Echelon and Lockwood Glen.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:55 PM

A handwritten signature in blue ink, appearing to be 'Ken Moore', written over a horizontal line.

DRAFT Minutes Prepared by Eydie Hassell and Reviewed by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 2/19/2025, 9:23AM