



City of Franklin

109 3rd Ave S
Franklin, TN 37064
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Meeting Minutes

Work Session

Tuesday, March 10, 2026

6:00 PM

Williamson County
Auditorium

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 06:00 PM

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

Board Members Absent: Greg Caesar, Jason Potts

Staff Present: Eric Stuckey, Kristine Brock, Walter Denton, Bill Squires, Angie Skarp

CITIZEN COMMENTS

Comments on agenda items may be made in person or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. **Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 24-25, 2026**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the March 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

2. **Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 12-13, 2026**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the March 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

3. **Annual Franklin Housing Commission Update**

Sponsors: Tom Marsh, Kathleen Sauseda

Kathleen Sauseda, Housing Development Coordinator, noted that the Commission was revising Title 21 of the municipal code to streamline the process and allow participation of for-profit developers. A survey will be sent to developers regarding what the city can offer to incentivize affordable housing. She shared the Commission's outlook and noted that land costs in Franklin are \$360,000 per lot, compared with \$60,000 in Columbia.

Paul Lebovitz, Commission member, noted that the Commission's focus is on single-family housing. The Housing Commission recommended approval of the revisions to Title 21 once the attorney's review concludes

and the matter is brought before the Board. Zoning ordinance revisions include allowing the use of required open space for workforce housing, relaxing regulations for flag lots and accessory dwelling units (ADUs), and encouraging more live-work units. Other recommendations include off-site construction, improved neighborhood services, increased property maintenance regulations, and seeking out underutilized properties that can be repurposed for affordable housing.

Alderman Brown noted that new infrastructure development districts (IDDs) would provide an opportunity to request that developers include workforce housing. He requested further guidance from the Commission regarding how to present the case to developers. Mr. Lebovitz responded that this can be provided.

Vice Mayor Baggett expressed agreement with Alderman Brown and inquired why the Commission has focused mainly on single-family ownership. He suggested that the Commission explore rental and multi-family options, which are often attractive to young professionals. Mr. Lebovitz responded that the Commission, which comprises volunteers, is limited regarding time and funding. He noted that when the community housing partnership existed, it built a four-story building.

Ms. Sauseda noted that if the old inclusionary zoning funds were made available, the Commission could partner with a nonprofit private developer to purchase homes, possibly with assistance from the city.

4. **Consideration of Resolution 2026-04, A Resolution Authorizing The Execution Of COF Contract No. 2026-0077 With Walker Consultants For The Central Franklin Parking Study**

Sponsors: Kelly Dannenfelser, Emily Wright, Andrew Orr

Andrew Orr, Long Range Planning Supervisor, noted that the Planning and Sustainability Department budget included an enhancement request to engage a consultant team to study parking. The department chose Walker Consultants. There has been a sharp increase in privately paid parking lots downtown, as well as requests for parking reductions. Staff recommended that a steering committee be formed to guide the process and shape recommendations; this will be a separate resolution.

Resolution 2026-04 authorizes the City Administrator to make changes to the scope of services, as needed, without increasing the overall cost. Staff is planning to pilot an online engagement platform called Go Vocal to serve as a hub for project activities and seek citizen input. The total cost of the study is \$250,000, half of which will come from the hotel-motel fund and half from the current Planning and Sustainability Department budget. Staff recommended approval of Resolution 2026-04.

The Board had no questions regarding the resolution.

The item is planned for the March 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

5. **Consideration Of Resolution 2026-07, A Resolution To Revise The Design Concept For The Intersection Upgrade Project At Liberty Pike And Mallory Lane/North Royal Oaks Boulevard**

Sponsors: Paul Holzen, Jonathan Marston, William Banks

Eric Stuckey, City Administrator, noted that Resolution 2026-07 is a revision of the design concept based on new data regarding projected performance and potential failure.

Paul Holzen, Director of Engineering, briefly summarized the project history and noted that the revised design concept incorporates traffic projections from the Cool Springs Transportation Study. The analysis indicates that the two originally proposed roundabouts would fail substantially by the design year of 2050, while a signalized intersection would operate at an acceptable service level through the design year. A signalized intersection would also allow the city to manage peak hours differently and be less costly, at approximately \$8.5 million compared to approximately \$21 million.

Ned Dannenberg, Bike Walk Franklin, noted that the traffic study did not mention pedestrian safety, and crosswalks were not drawn on the seven-lane design. He requested that the Board require safety measures for pedestrians and consider that a large intersection may result in local residents driving rather than walking.

Alderman Burger noted a number of issues that require discussion before voting can take place: both options will eventually fail and neither serves the long-term issue; a six-foot wall would need to be built in front of the apartments; safety requires further consideration; roundabouts are safer in congestion situations; traffic models can underestimate the performance of roundabouts in suburbs; signals force gaps in traffic but result in stop-and-go congestion, longer queues, slower travel speeds, and increased emissions; roundabouts are superior to signaled intersections in adapting to uneven traffic flows; the costs of the two options are not comparable; and traffic forecasts are unreliable because they do not consider emerging transportation options and working patterns. She requested that Mr. Holzen provide the delay comparisons for the two options over the next 10 to 15 years.

Vice Mayor Baggett inquired whether the original conditions were considered worse in the original traffic study.

Mr. Holzen responded that the Cool Springs study added new conditions and considered background development. The roundabout was proposed based on projected conditions included in the original traffic study.

Alderman Brown noted that the pedestrian safety issue will need to be addressed.

Mr. Holzen responded that bicyclists and pedestrians will be accommodated.

The item is planned for the March 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

6. Consideration Of COF Contract No. 2026-0079, With Westhaven Owner, L.P. For Reimbursement Agreement For Boyd Mill Pike Development Project

Sponsors: Paul Holzen, Jimmy Wiseman

Vice Mayor Baggett inquired regarding the start time and duration of construction.

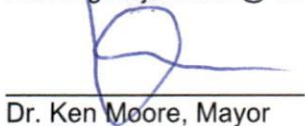
Ron Cryer of Southern Land Company responded that if the contract is approved, construction would likely begin in May of 2026 and finish by the third quarter of 2026.

The item is planned for the March 24, 2026 Board of Mayor and Aldermen Meeting for consideration.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 06:49 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Lori Goshert, Recording Secretary with Minutes Solutions, Inc., and Reviewed by Sarah Schilling, Deputy City Recorder - City Recorder's Office - 3/18/26, 8:21 AM

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.