



DRAFT Meeting Minutes

Work Session

Tuesday, September 14, 2021

4:30 PM

Board Room

CALL TO ORDER

Mayor Ken Moore called the BOMA meeting to order at 4:30 PM

Board Members Present: Brandy Blanton, Clyde Barnhill, Margaret Martin, John Schroer, Ann Petersen, Scott Speedy, Beverly Burger

Board Members Absent: Dana McLendon

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Resolution 2021-112, A Resolution To Accept And Recommend Approval Of Amendment 4 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan) To The Franklin Municipal Planning Commission.

Sponsors: Paul Holzen

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for consideration.

2. Status Update On The Columbia Avenue Widening And Improvements Project.

Sponsors: Paul Holzen, Jonathan Marston, William Banks

3. Consideration Of COF Contract No. 2021-0075, Memorandum Of Understanding Between The City Of Franklin And Friends Of Franklin Parks.

Sponsors: Lisa Clayton

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

4. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

5. *Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is on the September 14 2021 Board of Mayor and Aldermen Meeting for First Reading.

6. *Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road). Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.

7. Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee. (Hamilton PUD Subdivision) Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

8. *Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB). (Hamilton PUD Subdivision) Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.

9. *Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision) Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.

10. Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike. Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

11. Consideration Of COF Contract No. 2021-0223 Parkland Impact Agreement Between The City Of Franklin And CPS Land For The Hamilton PUD Subdivision.

Sponsors: Lisa Clayton

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration.

12. Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee. (Poplar Farms PUD Subdivision) Establishing A Public Hearing On November 9, 2021.

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

The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

13. Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB). (Poplar Farms PUD Subdivision) Establishing A Public Hearing On November 9, 2021.

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

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

14. Consideration Of Ordinance 2020-34, An Ordinance To Zone 295.275 Acres Planned (PD 1.84) District, Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision). Establishing A Public Hearing On November 9, 2021.

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

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for First Reading.

15. Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. Establishing A Public Hearing On November 9, 2021.

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

The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

16. Consideration Of COF Contract No. 2021-0011, With Meritage Homes Of Tennessee, Parkland Impact Fee And Construction Agreement For Property Known As Poplar Farms.
Sponsors: Lisa Clayton
The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration.
17. Consideration Of COF Contract No. 2021-0247, Road Impact Fee Reimbursement Agreement With Poplar Farms, LLC. For The Poplar Farms PUD Subdivision.
Sponsors: Paul Holzen, Jimmy Wiseman
The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration.
18. Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For October 12, 2021.
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.
19. *Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On October 12, 2021.
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.
20. *Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike. Establishing A Public Hearing On October 12, 2021.
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for consideration.
21. *Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane. Establishing A Public Hearing On October 12, 2021.
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.
22. *Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision). Establishing A Public Hearing On October 12, 2021.

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

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.

23. Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard. Establishing A Public Hearing For October 12, 2021.

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

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

24. Consideration Of COF Contract No. 2021-0138, Parkland Impact Fee Agreement (Payment of Fees Only) For Gateway Village PUD Subdivision Between The City Of Franklin And CVHC9, LLC.

Sponsors: Lisa Clayton

The item was acknowledged and is expected on the October 12, 2021 Board of Mayor and Aldermen Meeting for consideration.

25. Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision). Establishing A Public Hearing For November 9, 2021.

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

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for First Reading.

26. Consideration Of Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike. Establishing A Public Hearing For November 9, 2021.

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

The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

27. Consideration Of COF Contract No. 2021-0220, Parkland Impact Fee And Construction Agreement Between The City Of Franklin And Rural Plains Partnership For The Development As Berry Farms Town Center PUD Subdivision.

Sponsors: Lisa Clayton

The item was acknowledged and is expected on the November 9, 2021 Board of Mayor and Aldermen Meeting for consideration.

28. Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytonsville Road And West Interstate 65. Establishing A Public Hearing For November 9, 2021.

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

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for First Reading.

29. * Consideration Of Resolution 2021-141, A Resolution Authorizing And Providing For The Financing Of The Construction Of A Wastewater Facilities Project through State Revolving Fund Loan (SRF 2017-398-01) For A Principal Amount Of \$19,500,000.

Sponsors: Michelle Hatcher

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for consideration.

30. Continued Discussion About The Future Use And Status Of A Ground Lease Between The Water Management Department Of The City Of Franklin And Cheekwood Golf Club For 54.12 Acres Of City Property Located Along The Southern Right-Of-Way Of The Mack Hatcher Parkway At Its Intersection With Spencer Creek Drive.

Sponsors: Eric Stuckey

31. *Consideration Of Resolution 2021-145, A Resolution To Rescind Resolution 2017-72 For Cheekwood Lease Agreement.

Sponsors: Shauna Billingsley

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for consideration.

32. *Consideration of Ordinance 2021-40, An Ordinance To Amend the City Of Franklin Municipal Code, Appendix A - Comprehensive Fees and Penalties, Chapter 18 - Water And Sewers For The Purpose Of Updating Water, Sanitary Sewer, And Reclaimed Water User Fee for 2022 And 2023.

Sponsors: Mark Hilty, Michelle Hatcher

The item was acknowledged and is on the September 14, 2021 Board of Mayor and Aldermen Meeting for First Reading.

33. Consideration Of Resolution 2021-133, A Resolution To Update The City's Policy On Water And Sanitary Sewer Availability.

Sponsors: Michelle Hatcher

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

34. Consideration Of Resolution No. 2021-142, A Resolution To Reject All Proposals For Firefighter Annual Physical Medical Exam Services For Uniformed Personnel Of The Franklin Fire Department And Pre-Employment Physical Medical Exam Services For Candidates To Become Uniformed Personnel Of The Franklin Police Department And The Franklin Fire Department (Purchasing Office Procurement Solicitation No. 2022-001).

Sponsors: Glenn Johnson, Deb Faulkner, Kevin Townsel

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

35. Consideration Of Resolution No. 2021-143, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Firefighter Annual Physical Medical Exam Services For Uniformed Personnel Of The Franklin Fire Department (Purchasing Office Procurement Solicitation No. 2022-009).

Sponsors: Glenn Johnson, Kevin Townsel

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

36. Consideration Of Resolution No. 2021-144, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Pre-Employment Physical Medical Exam Services For Candidates To Become Uniformed Personnel Of The Franklin Fire Department (Purchasing Office Procurement Solicitation No. 2022-010).

Sponsors: Glenn Johnson, Kevin Townsel

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

37. Consideration Of Resolution No. 2021-149, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Pre-Employment Physical Medical Exam Services For Candidates, Other Than Candidates To Become Uniformed Personnel Of The Franklin Fire Department, For Employment With The City Of Franklin (Purchasing Office Procurement Solicitation No. 2022-011).

Sponsors: Kevin Townsel

The item was acknowledged and is expected on the September 28, 2021 Board of Mayor and Aldermen Meeting for consideration.

OTHER BUSINESS

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