

**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, AUGUST 14, 2018 – 5:00 P.M.**

**Board Members**

Mayor Ken Moore	P		
Vice Mayor Margaret Martin	P	Alderman Beverly Burger	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Ann Petersen	P
Alderman Pearl Bransford	P	Alderman Scott Speedy	P

**Department Directors/Staff**

Eric Stuckey, City Administrator	P	Jack Tucker, SES Director	
Vernon Gerth, Assistant City Administrator	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Water Management Director	P
Kristine Tallent, ACA/CFO	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Director	P
Deb Faulkner, Police Chief	P	Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief		Joe York, Streets Director	P
Jordon Shaw, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P

**Call to Order**

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

**Citizen Comments**

There were no citizen comments for items not on the agenda

**WORK SESSION DISCUSSION ITEMS**

1. 18-0571 **Discussion Regarding Additional Historic Markers on City Square**
  - ◆ **Pastor Kevin Riggs, Franklin Community Church**
  - ◆ **Pastor Hewitt Sawyers, West Harpeth Primitive Baptist Church**
  - ◆ **Pastor Chris Williamson, Strong Tower Bible Church**
  - ◆ **Eric Jacobson, Historian and CEO Battle of Franklin Trust**

The gentlemen related the story of how this proposal came about after the dreadful events that occurred in Charlottesville, Virginia, last year. They want to take a proactive approach to make sure the same thing will not happen in Franklin, Tennessee. The goal is unity.

The following two pages show what they want to accomplish with *A Fuller Story*. Each of the men spoke from the heart about this important piece of Franklin's history and Civil War history that will add four historical markers on the Square, and placement of a statue of a United States Colored Troops soldier at a yet to be determined site. There were 300 men from Williamson County in the United States Colored Troops.

## A FULLER STORY

**PURPOSE:** *To increase unity in our city by providing a more complete telling of our Civil War history.*

**United States Colored Troops:**  
Around 300 Williamson County residents, who were either freed slaves or escaped slaves, served in the Union Army during the Civil War. Their story is just now being told. Their story needs to be heard.

**1867 Riot:** On July 6, 1867, after a delayed July 4<sup>th</sup> parade and political speeches, a race riot broke out on the square injuring several people and killing one person.



**Courthouse & Market House:**  
Throughout the 1800s, a “market house” stood close to the courthouse.” For nearly 50 years, human beings were sold and traded at this “market house.” This slave market included the sale of women and children.

**Reconstruction & Jim Crow:**  
Following the Civil War the 13<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup> Amendments were passed and ratified. In 1877 Reconstruction ended and the Jim Crow Era soon began. It was during this time that separate restrooms and separate water fountains were in Franklin.

The ultimate goal of a “Fuller Story” is to erect a statue of a USCT Soldier.  
The goal is for this soldier to be placed inside the City Limits.  
The exact location has yet to be determined.

### Why a “Fuller Story”

After the tragic events in Charlottesville, VA last August, conversations started happening in Franklin about how our city would (or would not) react if something similar happened here. In a lot of ways our city is like Charlottesville. These discussions led to the thought that it would be better to be “*actionary*” instead of “*reactionary*.” The result of these conversations led to the idea that instead of taking down historical markers, what if we added to them and told a “*fuller story*.” Further, it was believed that the CHURCH in Franklin should lead this effort.

Over the course of this past year we have initiated further dialogue between...

- ...pastors and church leaders.
- ...the historical community in Franklin and Williamson County.
- ...the city administrator, city mayor and county mayor.
- ...the downtown business community.
- ...and a host of individuals.

### Timeline

Phase 1 (four historical markers around the downtown square) – A dedication of these markers on Monday, January 14, 2019 during the CHURCHES’ annual Martin Luther King Day Celebration. The four markers are:

- United States Colored Troops
- 1867 Downtown Riot
- Courthouse and Market House
- Reconstruction and Jim Crow

Phase 2 – Erect a statue of a United States Colored Troop soldier at a yet to be determined location inside the city limits of Franklin. A dedication of this statue on Monday, January 13, 2020 during the CHURCHES’ annual Martin Luther King Day Celebration.

- \_\_\_\_\_ Present “Fuller Story” at BOMA Workshop on Tuesday, August 14, 2018.
- \_\_\_\_\_ Present “Fuller Story” to County Commissioners on Monday, September 10, 2018.
- \_\_\_\_\_ Announce fundraiser for the USCT statue September / October 2018.
- \_\_\_\_\_ A fall “revival” with the CHURCHES in Franklin / Williamson County.

### The Ask

We are asking you, the city leaders, to lend your support behind our efforts and to help us with the locations of the markers and the statue. We are not asking the city for any money. All funds will be raised through private donations.

- Alderman Bransford supports this educational opportunity to teach citizens and visitors the true story. Many children do not learn this part in school.
- Alderman Burger thanked to group. This is important to the whole story.
- Alderman McLendon hopes they will be able to find a location for the statue of equivalent nobility as the Confederate Soldier on the Square. He asked if the 300 USCT soldiers were buried together at a specific location. If so, he suggested some type marker symbolic marker be placed or the statue of the USCT soldier looking over his fallen brothers.
- Alderman Blanton added this is one more leg to telling the whole story. Concur with Alderman McLendon on placing a marker in the cemetery. She remembers the race riot in Franklin in the 1960s.
- Other pastors working on this project were in the audience. They were asked to stand and be recognized.

The group will keep in touch as to the next steps to be taken.

**2. 18-0668 Discussion and Consideration of Various Design Elements, including Bike and Pedestrian Facilities, Utility Relocations, and Access Management, for the Columbia Avenue Widening and Improvements Project.**

**Paul Holzen, Director of Engineering**  
**Jonathan Marston, Assistant Director of Engineering**  
**William Banks, Staff Engineer II**

Staff reached out to stakeholders and others. Need input from BOMA on access management, overhead/underground utilities, roadway options, and sidewalks to move this forward to the design phase.

Paul Holzen noted the Board approved curb and gutter to curb and gutter in 2017. Need direction on whether to include bike and pedestrian trails/lanes.

Mr. Holzen and Jonathan Marston presented roadway options A, B, C, and AA, BB, CC:

Underground -

<p>Option A</p> <p>12' multiuse path</p> <p>6' grass strip</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>6' grass strip</p> <p>6' sidewalk</p>	<p>Option B</p> <p>8' sidewalk</p> <p>4' furnishing zone</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>4' furnishing zone</p> <p>8' sidewalk</p>	<p>Option C</p> <p>6' multiuse path</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>6' sidewalk</p>
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Overhead -

<p>Option AA</p> <p>12' multiuse path</p> <p>6' grass strip</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>6' grass strip</p> <p>6' sidewalk</p>	<p>Option BB</p> <p>8' sidewalk</p> <p>4' furnishing zone</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>4' furnishing zone</p> <p>8' sidewalk</p>	<p>Option CC</p> <p>6' multiuse path</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>12' turn lane</p> <p>11' travel lane</p> <p>11' travel lane</p> <p>6' sidewalk</p>
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The 4' finishing zone is for poles, etc. Also shown on the drawings were conceptual underground utilities, which would be buried in the roadway. Option C is consider urbanized with the sidewalk right at the curb.

**Discussion:**

- Both overhead and underground utilities take the same space as easement. Overhead utilities would be right behind the sidewalk. Light poles are not possible with Option C.
- Costs are unavailable right now; however, the State is paying 20% and federal paying 80%. The City would pay for enhancements. Underground utilities cost is around \$10 million, and the City would be responsible for payment.
- Alderman Blanton: This is more an industrial area. Residential is sparse. Doesn't believe children, dogs and strollers would abound. Eliminate 12' sidewalks and grass strips. Do the job as best we can without impacting the people along the corridor. Many businesses are lacking sufficient space for parking as it is. Sidewalks on just one side of the street. Access is the main issue.
- Alderman Speedy noted this is an established industrial part of the City. Engage the business owners. Agreed sidewalks on one side sufficient. Get the design and construction done quickly. It is an opportunity, even though costly, to do underground utilities. Mack Hatcher will expand and this will be a gateway to that part of the City.
- Alderman Petersen: Agreed about the sidewalks that there won't be people walking from place to place there. Doesn't agree with underground utilizes. As to access, looking at the examples, some businesses will have no access.
- Alderman Burger: What is expected for that area in 20-30 years? Will it be promoted as more industrialized? If so keep utilities above ground. Agrees sidewalks on one side.
- Vice Mayor Martin agrees there should be underground utilities. This will be the only opportunity to do it. Sidewalks may not be needed on both sides. Many apartments are being built in that area, so one sidewalk for the residential in the area.
- Alderman Barnhill: Difficult to justify spending \$10 million on underground utilities.
- Alderman Bransford asked about pedestrian trails, bike lanes, and she supports the utilities underground. One sidewalk.
- Alderman Barnhill suggested the underground utilities be placed on the CIP list.
- Alderman McLendon: This is a vehicle traffic improvement project to make adequate traffic improvements without significant damage to businesses. Access and parking are crucial. This is too far removed from downtown for pedestrian traffic so no multiuse trails. Looking for narrower roadway to preserve parking and access points. Agreed with adding underground utilities to the CIP list.

All access points on the corridor were reviewed from the intersection of Hillview Lane and Mack Hatcher north to approximately a block short of Fairground Street:

- Chili's and Regions Bank no access on Columbia will feed from access road to signalized intersection next to First Tennessee Bank. On the other side, Williamson Funeral Home main access will be at the north side of the complex.
- Kroger Fuel has full access right in/right out.
- Chick-Fil-A off Shadow Green Drive at signalized intersection of Shadow Green Drive and Southeast Parkway.



- Keeling Company access shift access to Southeast Parkway.
- Burger King being kept as a right in access.
- Advance Auto Parts to Alpha Drive.
- Car Bazaar and Corner Pub share access at Alpha Drive as do the Guidance Center and Quilting Squares and the private residence access share to Century Court. The Mane Event Salon on the other side access Century Court as well.
- Crutcher's Auto Repair loses access to Columbia and access goes to Century Court.
- Dollar General and Auto Masters access is across from Dollar General and Porter Paints with shared access.
- O'Reilly's Auto Parts access is on side street. Village Place needs right in as there is no signal at Beasley Drive.
- YMCA Soccer fields access to the north.
- Rolling Hills Community Church two access points one north and one south.
- Median with access to Franklin Business Park at future signalized intersection into Longview Development. Lasko access there as well.
- Confederate Drive/ Werthan Circle intersection, Fritz's European Auto Repair and Hardee's access.
- Cameron Car Wash and Kubota/Franklin Equine go to Carr Avenue
- TMA Group (County) share access with Moody Tire right in/right out.
- True Value full access on Downs Boulevard. And right in/right out for True Value Garden Store.
- NAPA Avondale Avenue access. Access C & F Tire via private drive intersection with Downs Boulevard.
- Lankford Motors vacant.
- Tim's Market & Deli access Avondale Avenue

Discussion:

- Alderman Blanton: Suggested a separate meeting to find out who will be affected most. Look at the narrowest section with sidewalk on one side. Supports underground being put on the CIP list. Option C with question of sidewalk on one side or both.
- Alderman Burger: Engineering should talk to the people about the access points prior to the Board getting input about access points.

Citizen Comments:

- Pam Stephens, 3009 Columbia Avenue, Franklin, co-owner Williamson Memorial Funeral Home: In favor of a sidewalk on one side, to a degree. Not in favor of bicycles. There are apartments coming in and they should be paying taxes. The City and Aldermen should come talk to business owners before the Board votes. The business owners have been in business a long time and are leaders.
- Neil Kornutick, 205 Scruggs Avenue, Franklin: He read from a section of Envision Franklin that deals with connectivity, etc. Walking and biking should be a priority as it benefits health and mortality rates. Compare cost of driving versus riding a bike. Advocate for bike lanes and sidewalks.

3. 18-0562 **\*Consideration of ORDINANCE 2018-29 to be entitled: An Ordinance to Amend Title 9, Chapter 2, Section 9-201(2) of the City of Franklin Municipal Code as it Pertains to Itinerant Merchants and the Removal of Vehicles, Trailers, Kiosks,**

**Stands, Tables, Signage, Furniture, and Related Ancillary Equipment when Not Open for Business.**

**(First of Two Readings)**

**Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator**

This ordinance is about the timeframe to move vehicles and equipment off-property, but does not apply to mobile food trucks.

4. 18-0769 **\*Consideration of RESOLUTION 2018-61 Entitled, A Resolution to Establish a Grace Period for Mobile Food Vendors to Operate Temporarily Through December 31, 2018 or Until the City of Franklin Board of Mayor and Aldermen Have Adopted a Comprehensive Mobile Food Vending Ordinance, Whichever Occurs First.**

**Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator**

Resolution providing a grace period for mobile food vendors until the end of 2018 or until an ordinance is established, whichever comes first.

Staff will reach out to vendors for input.

Comments:

- Mark Mogul, 9416 Gentlewind Drive, Brentwood, TN, Tiny Little Donuts mobile food establishment: They want to be part of the community. Most of their 8,000 customers are local and repeat customers. Specific regulations are requested. He noted the parking lot where they set up is an eyesore. It could be cleaned up and up to four mobile food establishments could sell from there. It is cumbersome to pack up everything and move it off the property daily. They look forward to meeting with City staff.

5. 18-0690 **\*Consideration of Contract No. 2018-0100 Riverbluff Homeowners Association/City of Franklin Easement Access Agreement.**

**Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator**

No questions or comments.

6. 18-0677 **Consideration of a Professional Services Agreement with the Architect Workshop for the Assessment Services Regarding the Current City Hall in the Amount of \$146,868.00 (COF Contract No. 2018-0154).**

**Brad Wilson, Facilities Project Manager**

An updated or new City Hall was placed on the CIP list several years ago. \$250,000 is budgeted to assess what would be needed for a new or renovated facility.

Discussion:

- Alderman Barnhill: The City has already done a lot of consulting for City Hall. He has a problem spending \$146, 868.00 for what we already know to move forward.
- Eric Stuckey pointed out it is not just for the condition of the building, but going forward.
- Alderman Burger: Money should be spent on what is needed and how it will look. When discussed previously there was to be a public/private partnership. Leave City Hall on the square. What would be the cost to operate during construction?

- Brad Wilson: We are at the point of looking at facilitating, which is part of this service. Staffing costs, utilities, etc. would be part of that. Not ready for the architectural piece yet.
- Mr. Stuckey: This building is well past its structural life. We could look at cutting that piece. Revise and eliminate or shorten that component. There is no interest in relocating City Hall to another site.
- Alderman Barnhill thought there should be something on this site that generates taxes and put City Hall close to Police Headquarters.
- Mr. Wilson noted that the Planning and Engineering departments have some good ideas for a new facility.

7. 18-0676 **★Consideration of ORDINANCE 2018-31, An Ordinance to Reappoint Deana Hood as City Judge for the City Court of Franklin, Tennessee.**  
**(First of Two Readings)** Shauna Billingsley, City Attorney  
 No questions or comments.
8. 18-0772 **★Consideration of ORDINANCE 2018-37, An Ordinance to Amend Title 16, Chapter 14, and Appendix A of the City of Franklin’s Municipal Code as it Pertains to Small Wireless Facilities in the Public Right-of-Way.**  
**(First of Two Readings)** Shauna Billingsley, City Attorney  
 Misty Foy, Assistant City Attorney  
 Paul Holzen, Director of Engineering  
 Update on General Assembly action. Shauna Billingsley said an amendment would be made at the voting meeting to eliminate micro cells from the ordinance.
9. 18-0774 **★Consideration of a Professional Services Agreement (COF Contract No. 2018-0162) with Windrow Phillips Group, to provide Lobbying and Advisory Services on Behalf of the City of Franklin.**  
 Shauna Billingsley, City Attorney  
 This is budgeted to track legislation. City wants to join this group along with other cities.
10. 18-0784 **★Consideration of RESOLUTION 2018-62 to Adopt the Amended and Restated Pension Plan Effective January 1, 2018, and to Adopt the First Amendment to the Amended and Restated Pension Plan Effective January 1, 2018.**  
 Eric Stuckey, City Administrator  
 Kristine Tallent, Assistant City Administrator/CFO  
 Kevin Townsel, HR Director  
 Seven amendments are included within one document. The second and third amendments allow flexibility in the payment dates to adjust payment dates from the first of the month to the last business day of the month for retirees in the closed plan. It also eliminates the partial lump sum withdrawal option from the Cash Balance Plan for approximately 80 employees hired between 1993 and 2001 who have yet to retire.  
 There was brief discussion regarding the 45 day intervals for payments to retirees.
11. 18-0780 **★The Standard & Associates, Inc. Contract for Police Department Promotional Testing (Contract No. 2018-0166).**  
 Kevin Townsel, HR Director  
 No questions or comments.



12. 18-0685 **Consideration of RESOLUTION 2018-58, To Be Entitled: “A Resolution Approving a Development Plan for Christ Community Church, for the Property Located East of Hillsboro Road and South of the Harpeth River (1215 Hillsboro Road).” Establishing a Public Hearing Date of September 11, 2018.**  
**Franklin Municipal Planning Commission**  
**Emily Hunter, Planning/Sustainability Director**  
**Amy Diaz-Barriga, Planning Supervisor**  
**Josh King, Senior Planner**
- No questions or comments.
13. 18-0684 **\*Consideration of ORDINANCE 2018-30, To Be Entitled: “An Ordinance to Rezone 49.10 Acres from Estate Residential (ER) District to Civic-Institutional (CI) District for the Property Located East of Hillsboro Road and South of the Harpeth River, 1215 Hillsboro Road (Christ Community Church PUD Subdivision).” Establishing a Public Hearing Date of September 11, 2018.**  
**Franklin Municipal Planning Commission**  
**Emily Hunter, Planning/Sustainability Director**  
**Amy Diaz-Barriga, Planning Supervisor**  
**Josh King, Senior Planner**
- (First of Three Readings)
- No questions or comments.
14. 18-0726 **\*Consideration of ORDINANCE 2018-28, To Be Entitled: “An Ordinance to Rezone 2.17 Acres from Estate Residential (ER) District to Residential-3 (R-3) District for the Property Located North of New Highway 96 and South of Del Rio Pike at 1044 Carlisle Lane.” Establishing a Public Hearing Date of September 11, 2018.**  
**(First of Three Readings) Emily Hunter, Planning/Sustainability Director**
- No questions or comments.
15. 18-0752 **\*Consideration of ORDINANCE 2018-33, To Be Entitled: “An Ordinance to Zone 419 Murfreesboro Road into the Historic Preservation Overlay (HPO) District, consisting of 1.08 Acres and Located at 419 Murfreesboro Road.” Establishing a Public Hearing Date of September 11, 2018.**  
**(First of Three Readings) Emily Hunter, Planning/Sustainability Director**
- This item will be withdrawn at the voting meeting.
16. 18-0721 **\*Consideration of Liquor License Issuance for an Existing Store Known as Carothers Wine and Spirits (Bacolet Investment Corp.); Ruby Richmond (Managing Agent), 103 International Drive, Franklin, Tennessee 37067.**  
**Lanaii Benne, Assistant City Recorder**
- No questions or comments.
17. 18-0147 **\*Consideration of Liquor License for HolBev, LLC, d/b/a Holiday Cigars & Spirits, (Alpa Patel, Managing Agent), 108 North Royal Oaks Boulevard, Franklin, TN 37067.**  
**Lanaii Benne, Assistant City Recorder**
- Item being moved to the September 11, 2018 agenda.
18. 18-0720 **\*Consideration of Liquor License RENEWAL Certificate for Franklin Wine & Spirits (Harry Gino Desalvatore, Managing Agent), 1400 Liberty Pike, Suite #300, Franklin, Tennessee 37064**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

19. 18-0722 **Consideration of Liquor License RENEWAL for The Bottle Shop at McEwen (Lisa Quillman and Nancy Jones Quillman, Managing Agents), 1556 West McEwen Drive, Suite 102, Franklin, TN 37067.**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

20. 18-0723 **Consideration of Liquor License RENEWAL for Cool Springs Wine and Spirits (James W. Woodard, Jr., Managing Agent), 1935 Mallory Lane, Franklin, Tennessee 37067**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

21. 18-0724 **Consideration of Liquor License RENEWAL application for Happy Ours Wine and Spirits (Nicole Barclay, Managing Agent), 327 Independence Square, Franklin, Tennessee 37064.**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

22. 18-0725 **Consideration of Liquor License RENEWAL for Harpeth Liquors (Satish Kumar Patel, Managing Agent), 1203 Murfreesboro Road, Suite 503, Franklin, TN 37064**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

23. 18-0771 **Consideration of Liquor License RENEWAL for Radhe Bal, LLC d/b/a Del Rio Wine & Spirits (Ranjanben Patel, Managing Agent), 111 Del Rio Pike, Franklin, TN 37064**

**Lanaii Benne, Assistant City Recorder**

No questions or comments.

24. 18-0535 **Consideration of ORDINANCE 2018-13, Adoption of the 2018 International Building Code.**

**Building & Neighborhood Services**

**Chris Bridgewater, Director**

Codes require adoption of the most current regulations every six years. At the next meeting, codes not required by the State will be presented. The meeting following any proposed amendments will be presented. Classes pertinent to type are held to review the changes.

25. 18-0536 **Consideration of ORDINANCE 2018-14, Adoption of the 2018 International Residential Code.**

26. 18-0537 **Consideration of ORDINANCE 2018-15, Adoption of the 2018 International Plumbing Code.**

27. 18-0538 **Consideration of ORDINANCE 2018-16, Adoption of the 2018 International Mechanical Code.**

28. 18-0540 **Consideration of ORDINANCE 2018-18, Adoption of the 2018 International Fuel Gas Code.**

29. 18-0541 **Consideration of ORDINANCE 2018-19, Adoption of the 2017 NFPA 70 National Electrical Code.**

30. 18-0543 **Consideration of ORDINANCE 2018-21, Adoption of the ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities.**
31. 18-0544 **Consideration of ORDINANCE 2018-22, Adoption of the 2018 International Energy Conservation Code.**
32. 18-0806 **Consideration of ORDINANCE 2018-24, Adoption of the 2018 International Fire Code.**

**Other Business**

None

**Adjournment**

Work Session adjourned @ 6:58 p.m.      Voting session will convene @ 7:15 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 9/17/2018 10:23 AM