



City of Franklin

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

Meeting Minutes

Work Session

Tuesday, May 14, 2019

4:30 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0421](#) Development Services Advisory Commission Update
Attachments: [19-0421 Construction Site Maintenance power point.pdf](#)
This Presentation was acknowledged

2. [19-0109](#) Discussion of Possible Incentive Program for Development of New Affordable and Workforce Housing as Recommended by the Housing Commission (2/26 WS)
Sponsors: Tom Marsh and Kathleen Sauseda
Attachments: [HC Incentive Proposal to BOMA 20190514 as of 20190503.pdf](#)
This Presentation was acknowledged

3. [19-0463](#) Consideration of Resolution 2019-44, "A Resolution To Approve The "Battle of Franklin" Marker Text As Relative To The Fuller Story Initiative."
Attachments: [Resolution 2019-44 with Options 1 and 2.Law Approved](#)
[Resolution 2019-15 Marker Placement and Text](#)
This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 5/28/2019.

4. [19-0324](#) *Consideration Of Procurement Award To Heritage Propane Of Franklin, Tennessee In The Estimated Annual Amount Of \$2,720 For Propane Fuel For Propane-Powered Equipment For The Parks Department (Purchasing Office Procurement Solicitation No. 2019-008; \$39,300 Budgeted For Fleet Fuel In 110-83310-44700 For Fiscal Year 2019; Contract No. 2019-0101)

Sponsors: Lisa Clayton

Attachments: [2019-008 Tabulation of bids](#)
[2019-0101 Procurement Agreement 2019.04.20.1000, signed for VENDOR, with attachments.Law Approved](#)

This Contract/Agreement was acknowledged

5. [19-0452](#) Consideration of Resolution 2019-46, A Resolution Approving the "Shadow of the Harpeth" Public Art Installation.

Sponsors: Monique McCullough

Attachments: [2019-46 RES Public Art Installation Shadow of the Harpeth with Exhibits.Law Approved.pdf](#)
[BOMA Proposal 5_14.pdf](#)
[E-mail from Harpeth Square.pdf](#)

This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 5/28/2019.

6. [19-0467](#) *Consideration of a Professional Services Agreement with Barge Design Solutions (COF Contract No. 2019-0139) for the Southeast Municipal Complex Master Plan for an Amount Not to Exceed \$998,000.00

Sponsors: Lisa Clayton and Paul Holzen

Attachments: [COF 2019-0139 SE PARK DESIGN PSA 19-0467_with Scope.Law Approved.pdf](#)

This Contract/Agreement was acknowledged

7. [19-0475](#) *Consideration of Interlocal Agreement (COF 2018-0283) Between Williamson County Schools and the City of Franklin, Tennessee for the Henpeck Lane Sanitary Sewer Project

Sponsors: Eric Stuckey and Paul Holzen

Attachments: [COF 2018-0283 HENPECK LANE WILLIAMSON COUNTY AGREEMENT.pdf](#)

This Resolution was acknowledged

8. [19-0477](#) *Consideration of Resolution 2019-48, A Resolution to Award the Construction Contract (COF Contract No. 2019-0093) for the Henpeck Lane Interceptor Sewer Project to Civil Constructors in the Amount of \$2,953,238.00 and to Establish a Project Contingency in the Amount of \$250,000.00
- Sponsors:** Paul Holzen and Michelle Hatcher
- Attachments:** [_Res 2019-48 Civil Constructors HENPECK LANE.MK.Law Approved 05.10.19.pdf](#)
[HENPECK LANE BID TABS.pdf](#)
- This Resolution was acknowledged**
9. [19-0017](#) Consideration of Resolution 2019-01, "A Resolution Directing Staff to Proceed with the Flood Insurance Rate Mapping Associated with Ralston Branch". (Referred to 2/12/19 WS from 1/24/19 CIC 4-0; 2/12/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [Res 2019-01 - Ralston Branch_with Exhibit A.Law Approved.pdf](#)
[BOMA Exhibits.pdf](#)
[153-050 Liberty Hills Feasibility Study Summary Revised 20190424 combine....pdf](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 5/28/2019.**
10. [19-0476](#) Consideration of Resolution No. 2019-50 For Professional Engineering And Design Services For Water, Wastewater, And Water Reclamation Projects For The Water Management Department (Purchasing Office Procurement Solicitation No. 2019-014)
- Sponsors:** Michelle Hatcher and Brian Goodwin
- Attachments:** [2019-50 Resolution Selecting Consultants for Contract Negotiations for water wastewater and reclaimed water projects.mk..pdf](#)
[2019-014 Tabulation of submittals 2019.04.27](#)
- This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 5/28/2019.**
11. **19-0435** Consideration of Resolution 2019-39, "A DRAFT Resolution Authorizing Condemnation For The Acquisition of Property For the PF Chang's Portion of the Spencer Creek at Franklin Road Sanitary Sewer Project
- Sponsors:** Michelle Hatcher
- Attachments:** [RES 2019-39 Condemnation_Spencer Creek Sewer Project_with Exhibit A.Law Approved.pdf](#)
- This Resolution was referred to the Work Session meeting on 5/28/2019.**

12. [19-0323](#) *Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Sponsors: Emily Hunter and Joseph Bryan

Attachments: [MAP 420 Bridge St Rezoning](#)
[2019-08 ORD_420 Bridge Street Rezoning_with map and survey.Law Approved](#)
[420 Bridge Street Survey](#)

This Ordinance was acknowledged

13. [19-0261](#) *Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave. ; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP-DownsBlvd Rezone.pdf](#)
[ORD 2019-05 Downs and Columbia GC Zone_with map and survey.Law Approved.pdf](#)
[2019-0213_2995606_Bounday_Survey_Sealed.pdf](#)
[COF6913 public notice affidavit 040119.pdf](#)

This Ordinance was acknowledged

14. [19-0282](#) *Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-07 ORD - Silver Grace PUD Subdivision_Rezoning_with Map and Survey.Law Approved](#)
[SURVEY - 16-097\(11-30-16\)](#)

This Ordinance was acknowledged

15. [19-0283](#) Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-28 RES Silver Grace PUD Subdivision Development_with Map and Survey.Law Approved](#)
[COA-6949-Conditions of Approval_01](#)
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)
[SURVEY - 16-097\(11-30-16\)](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 6/11/2019.

16. [19-0328](#) Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB); Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP_RES30+21](#)
[2019-30 RES Refuge Center annexation_with Map and Survey.Law Approved 2.pdf](#)
[18-036 long lane.pdf](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 6/25/2019.

17. [19-0329](#) Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD); Establishing a Public Hearing on June 25, 2019. (04/25/19 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP- REFUGECENTER.pdf](#)

[2019-09 ORD_ Refuge Center Rezoning Step2_ ZoneOrdinance_ with map and survey.Law Approved 2 FullSet_ RefugeCenterDevPlan.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP_BennettPropertyAnnexation.pdf](#)

This Ordinance was referred to the Board of Mayor & Aldermen meeting on 5/28/2019 for First Reading.

18. [19-0423](#) Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center; Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP- REFUGECENTER.pdf](#)

[2019-29 RES Step Two \(2\)_ PUD Development Plan for Refuge Center PUD Subdivision_ with exhibits.Law Approved 2.pdf](#)
[RefugeCenter_DevPlanConditions of Approval_ 01.pdf](#)
[ARCH_RefugeCenter.pdf](#)
[FullSet_ RefugeCenterDevPlan.pdf](#)
[19-04-09 FMPC Public Notice Affidavit.pdf](#)
[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 6/25/2019.

19. [18-102](#) Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee; Establishing a Public Hearing of June 25, 2019. (04/25/19 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP_RES30+21.pdf](#)

[2019-21 RES Bennett Property Annexation_with Maps.Law Approved.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP- REFUGECENTER.pdf](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 6/25/2019.

20. [19-0372](#) *Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)

[ORD 2019-10 AUREUM rezoning_with Map and Survey.Law Approved 2019.04.04_Aureum ReZoning.pdf](#)

This Ordinance was acknowledged

21. [19-0424](#) Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[RES 2019-31 AUREUM DevPlan_with exhibits.Law Approved 2](#)
[6910 Aureum DP conditions of approval revised 4.22.2019](#)
[FULLSET_AureumDevPlan.pdf](#)
[Layout_Aureum.pdf](#)
[ARCH_AureumDevPlan.pdf](#)
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)
[Updated Sheet C2.2](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 6/11/2019.

22. [19-0514](#) Discussion Concerning the Cool Springs Transportation Planning and Impacts Associated with Development

Sponsors: Paul Holzen

Attachments: [IGP Presentation 5-2019 final2.pdf](#)
[Cool Springs GIS Exhibit_1.pdf](#)
[Cool Springs GIS Exhibit_2.pdf](#)

This Contract/Agreement was acknowledged

23. [19-0515](#) Consideration of DRAFT Road Impact Fee Offset Agreement (COF Contract No 2019-0134) for the Aureum PUD Subdivision with SouthStar, LLC. for Arterial Roadway Improvements to McEwen Drive and Carothers Parkway

Sponsors: Paul Holzen

Attachments: [2018.04.10 Aureum Offsite Phasing.pdf](#)

This Contract/Agreement was referred as an Old Business Item to the Board of Mayor & Aldermen meeting on 6/11/2019.

24. [19-0394](#) Consideration of COF Contract No. 2019-0122 Parkland Construction and Dedication Agreement between the City of Franklin and SS-CH Franklin, LLC, the Aureum Development

Sponsors: Lisa Clayton

Attachments: [DRAFT Aureum PUD Parkland Agreement with Corrected Exhibits 05-13-19.pdf](#)

This Contract/Agreement was referred as an Old Business Item to the Board of Mayor & Aldermen meeting on 6/11/2019.

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.