

**MINUTES OF THE *WORK SESSION***  
***BOARD OF MAYOR AND ALDERMEN***  
**FRANKLIN, TENNESSEE**  
**CITY HALL BOARDROOM**  
**TUESDAY, OCTOBER 9, 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   | A | 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                     |   |
| 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            |   | 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

## WORK SESSION DISCUSSION ITEMS

## **1. 18-0899 Battlefield Preservation Commission Visioning Plan Update**

**Alderman Scott Speedy**

**Amanda Rose, Preservation Planner**

**Pam Lewis, Battlefield Preservation Commission Chair**

Pam Lewis and Amanda Rose presented the update and a review of past accomplishments. The Commission began as a Task Force in the early 2000s.

## Summary of Visioning Plan Actions

- ♦ Adoption of Four Subcommittees with their respective Action Items serving as Commission Action Plan.
- ♦ Adoption of Bi-Monthly Full Commission Meeting Schedule, with Subcommittees Meetings regularly.
- ♦ Upcoming Proposal of Ordinance Amendments as related to commission name, purpose, and membership structure.

### Proposed Name & Purpose Statement

The **Franklin Civil War Historical Commission** serves as an advisory body to the Board of Mayor and Aldermen and City Administrator in the

- ◆ Identification,
- ◆ Preservation,
- ◆ Interpretation,
- ◆ Maintenance, and

- ♦ Recognition of Battlefields and sites related to all aspects of Civil War history within the City of Franklin in order to protect and maintain the city's irreplaceable historical wealth for this and future generations.

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Subcommittee Priority: HISTORIC CEMETERIES

- ♦ Assist with Prioritization of Needs
- ♦ Assist with Volunteer Group Development for Cleaning Burial Markers
- ♦ Work on Additional Signage for Interpretation
- ♦ Update historic Parks Audio Tour for City Cemetery, Rest Haven Cemetery, and Toussaint L'Overture Cemetery, as needed

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Subcommittee Priority: WAYFINDING SIGNAGE

- ♦ Evaluate Condition of Existing Signage
- ♦ Evaluate Optimal Placement for Signage – Existing and New
- ♦ Work to Create Greater Visual Consistency and Cohesiveness for Directional Signage
- ♦ Enhance Wayfinding for Civil War Sites with Strong Links to Downtown (Physical + Digital Formats)

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Subcommittee Priority: INTERPRETATION

- ♦ Interpret Reconstruction, USCT, Freedman's Bureau and Third Battle of Franklin themes for Signage Placement
- ♦ Assist with Developing Interpretation of Roper's Knob
- ♦ Interpret Civil War Sites outside of the Parks System through Signage Placement
- ♦ Update Historic Parks Audio Tour, as needed
- ♦ Assist with Enhancing Parks Donation Policy, as needed

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Subcommittee Priority: Public Outreach & Education

- ♦ Assist with Enhancing Social Media Presence
- ♦ Work with Parks to Develop Battlefield Clean-Up Days
- ♦ Develop Educational Programs with Schools, Civic Organizations, Scouts, Boys & Girls Club, YMCA, Retirement communities, TMA Group, Etc.
- ♦ Work with City to Offer Civil War Lecture Series & Host Community Conversations.

2. 18-1004 **Consideration of Event Permit for Pumpkinfest Sponsored by the Heritage Foundation in Downtown Franklin on October 27, 2018.**

**Deb Faulkner, Police Chief**

No questions or comments.

3. 18-0959 **\*Consideration of ORDINANCE 2018-50, To Be Entitled: "An Ordinance to Rezone 19.83 Acres from General Commercial District (GC) To Specific Development Variety (SD-X 16.79, 67328) District for the Property Located North of Liberty Pike and West of Carothers Parkway, (Carothers Crossing West PUD Subdivision)." Establishing a Public Hearing Date of November 13, 2018.**

**Franklin Municipal Planning Commission,  
Emily Hunter, Planning/Sustainability Director  
Amy Diaz-Barriga, Planning Supervisor  
Josh King, Senior Planner**

**[First of Three Readings]**

(Items 3 and 4 taken together)

4. 18-0958 **Consideration of RESOLUTION 2018-81, To Be Entitled: "A Resolution Approving a Development Plan for Carothers Crossing West PUD Subdivision, for the Property Located North of Liberty Pike and West of Carothers Parkway." Establishing a Public Hearing Date of November 13, 2018.**

**Franklin Municipal Planning Commission,  
Emily Hunter, Planning/Sustainability Director  
Amy Diaz-Barriga, Planning Supervisor  
Josh King, Senior Planner**

Josh King related this is to rezone to special development variety. Envision Franklin supports commercial offices and mixed use.

5.     18-0966     **\*Consideration of City of Franklin Contract No. 2018-0134 for a Professional Services Agreement (PSA) with Town Planning & Urban Design Collaborative, LLC (TPUDC) for Planning and Zoning Services for the Franklin Zoning Ordinance in the Amount of \$136,680.**

**Emily Hunter, Planning/Sustainability Director  
Kelly Dannenfelser, Planning Supervisor**

Staff is taking the lead in updating the Zoning Ordinance, and much of the work has been done. Town Planning & Urban Design Collaborative is a local company that will review the ordinance drafts to make sure the ordinance works for Franklin.

Alderman Petersen asked that the Board be apprised of any meetings with stakeholders and others.

6.     18-0999     **\*Consideration of Amendment No. 1 to City of Franklin Contract 2016-0265 with the State of Tennessee for the Clean Tennessee Energy Grant to Extend the Contract End Date to August 31, 2020.**

**Mark Hilty, ACA Public Works  
Michelle Hatcher, Water Management Director**

The amendment is to ask the State for an extension of the Clean Energy Grant contract. The grant is to help fund a component of the biosolids project for the Water Reclamation upgrade.

7.     18-1003     **Consideration of DRAFT RESOLUTION 2018-87, A Resolution to Approve an Access Management Plan as the Preferred Design Concept for the Columbia Avenue Widening & Improvements Project.**

**Paul Holzen, Director of Engineering  
Jonathan Marston, Assistant Director of Engineering**

Staff met with individual property owners and reviewed access management options, and as best they could have worked through specific concerns on each of those. They proposed segments of sidewalk on the east side as well. Mr. Holzen reviewed what property owners requested vs. what staff is comfortable recommending from an engineering perspective. Staff's chief goal is safety while keeping the impact on the properties at a minimum.

- ♦ Mr. Holzen and Aldermen Blanton and Barnhill spoke to accommodating the property owners. It was asked if the lanes could be shifted, but that is not an option because it would impact Harpeth True Value property.
- ♦ Three properties on the west side are owned by Welton Investment. They agreed to a right in/right out access, and a full access that would line up with Harpeth True Value.
- ♦ TMA Group shares access with Moody's.
- ♦ Kubota agreed to close the access farther north, and have right in only a left for delivery accommodation.
- ♦ Moody's concerned about the large trucks, will accommodate. Existing sidewalk will be replaced.

- ♦ Fritz's want access point right in/right out. They also have access on Confederate Drive. Adding traffic light.
- ♦ Tim's Market & Deli: Staff does not support full access when full access is provided to James Avenue. Full access to Columbia would cause parking problems with people trying to back out of spaces while others try to pull in. Safety concern.
- ♦ NAPA: Staff does not support full access when full access is provided to James Avenue. Owner adamant about retaining the Columbia Avenue access. Mr. Holzen explained the safety concerns from an engineering standpoint.
- ☛ Donnie Cameron, 1503 Columbia Avenue: Mr. Cameron said customer parking is in front of the building off Columbia Avenue. The access at James Avenue comes into the loading dock. If the south side access could remain open, people could pull in there but not back out onto Columbia. They could pull out and go to the traffic signal. Leave it open like now to right out going north to James Avenue. Parking is at the side of the building. Request to leave the Columbia Avenue access open with James Street for in and out access.
- ♦ Rolling Hills Church requested the median be removed; however, it can't be done. Full access not supported.
- ♦ Market Master Right in only. Full access not supported for safety reasons with large trucks coming in. There is access to Beasley Drive.
- ☛ Paul Hoppe, 1814 Columbia Avenue: Owner Market Master for 30 years. He cannot operate as gas station if there is not access from the front of the building on Columbia Avenue. If in queue to get in and there are vehicles on both sides of pump, they will run into one another. If vehicles are waiting to get gas and on other side how will they get in? Alright with right in/right out. Could there be curbing? Mr. Hoppe provided images of what he proposed.
- ♦ Alderman Blanton: If pumps are being used, how will anyone get to Solar Solutions?
- ♦ Mr. Holzen said staff looked at right in/right out and the turning radius. To do this would take more land and cause more damage to the property. Roadway around the building would cut into Rolling Hills.
- ♦ Mr. Stuckey said, to go north it would need the cooperation of Rolling Hills.
- ♦ Alderman Burger: Full access would have less impact with a sign indicating right turn only.
- ☛ John Gifford, real estate agent for Market Master property and a member of Rolling Hills, said they are concerned the City wants to close the access they use every Sunday north access remain.

Discussion will continue at the next Work Session.

**8. 18-1008 Consideration of Agreement for Dedication of Sanitary Sewer Easement (COF 2017-0316) with Henpeck Village Market, Inc. in the Amount of \$136,400.00.**

**Paul Holzen, Director of Engineering  
Michelle Hatcher, Water Management Director**

No comments or questions.

**9. 18-0980 Continued Discussion of the Franklin Road Corridor Improvements Project.**  
**Paul Holzen, Director of Engineering  
Jonathan Marston, Assistant Director of Engineering  
William Banks, Staff Engineer (Capital Improvements)**

Paul Holzen presented an update as a follow-up from the previous meeting:

#### Project History

- ♦ 1990 Main Street Revitalization
- ♦ 2004-2007 Franklin Corridor & Connector Streets Economic Development Project
- ♦ 2007-2010 Franklin Road

The improvement components included infrastructure replacement, overhead utilities, street lighting, and enhancements. The Franklin Road project (Harpeth River Bridge to Harpeth Industrial Court/Hooper Lane) was shelved in 2008 with a substantial portion of the road designed. The design includes:

- ♦ Roadway widening to 3-lanes with curb and gutter
- ♦ Wide 14' outside roadway travel lanes that accommodate bicycles
- ♦ New sidewalks along both sides of the roadway
- ♦ Street Trees
- ♦ New decorative street lighting
- ♦ Traffic signal upgrades at both Old Liberty Pike and Liberty Pike
- ♦ Relocating overhead utilities into underground duct banks
- ♦ Relocating AT&T fiber duct bank system and ATMOS Energy gas lines
- ♦ Upgrading older water and sanitary sewer utility lines
- ♦ Installing a new Stormwater sewer system (catch basins and yard inlets)

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#### Schedule

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|----------------------|--|
| Preliminary Design   | 2007-2010/January 2015-February 2018   |
| Easement Acquisition | Spring 2018 – Spring 2019 <ul style="list-style-type: none"><li>♦ 33 Tracts</li><li>♦ 14 Offers</li><li>♦ 8 Agreements of Sale</li></ul>   |
| Final Design         | April 2018-Spring 2019 <ul style="list-style-type: none"><li>♦ Minor Utility Revisions</li><li>♦ Landscaping Update</li><li>♦ TDOT Coordination with Franklin Road</li><li>♦ Permits</li></ul> |
| Construction Phase   | Bidding – Summer 2019 <ul style="list-style-type: none"><li>♦ Construction – Late Summer 2019</li><li>♦ 18-24 Months Construction (Time of Year Dependent)</li></ul>                           |

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#### Recent Homeowner Concerns (Letter Submitted by 95 and 919 Franklin Road)

1. Overall Look and Feel – Too similar to other Streetscape projects with substantial loss of trees
2. Underground Utilities – All utilities should be underground to include private services
3. Road Grading – Lower roadway profile to address aesthetic concerns with sidewalk being too high and to also reduce property impacts
4. Road Width and Design –
  - a. Reduce lane widths to slow traffic
  - b. Eliminate proposed middle turn lane between Old Liberty Pike and Liberty Pike
5. Process/Communication – Homeowner committee should have input into final design.

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#### Roadway Width and Design

##### One Year Crash Data (2017)

- ♦ 45 total crashes
- ♦ 24 rear end crashes located in the existing 2-lane sections
- ♦ 17 rear end crashes at intersections and within 3-lane sections
- ♦ 3 roadway departure crashes
- ♦ 1 right angle crash

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#### Franklin Road Home Owners Concerns

1. Overall look and feel: The design appears to be more suburban like Hillsboro Road rather than historic West Main. Deep easements will remove almost all mature trees and erase historical legacy.
2. Underground utilities: Prefer all underground or no underground rather than a combination of the two on side streets. Prefer underground vaults instead of above ground pedestals.

3. Road grading: 18 inches of asphalt from re-paving. Sidewalks and roads will rise to the current crown of the road leaving many houses looking up to the road. This doesn't fit the aesthetic goals of a grand entrance into historic Franklin. Lower the road.
4. Road width and design: Road is too wide exacerbating traffic speed and hindering safety. Request narrower lanes and evaluate the needs for the middle turning lane.
5. Process/communication: They want to partner with the City and meet frequently with their small working group, and quarterly with the residents.

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Updated maps showing which trees can be saved, those that are decaying and must be removed were reviewed.

- ♦ The cost to redesign the road would be quite substantial and would delay the project a year to start over. Utility design would take another six months.
- ♦ Staff will see if some utilities can be put in the roadway.
- ♦ If private properties switch to underground utilities, they will face painting, patching roofs, work would be done inside the homes as well.

- ☛ Paul Lebovitz, 102 Winslow Road
- ☛ D. J. Davis, 219 Franklin Road
- ☛ Blair Adamson 215 Franklin Road

Mr. Lebovitz read a prepared statement that reiterated much of what had been said previously. He submitted a photo of stamped asphalt that could be used instead of a striped center turn lane. Mr. Adamson said they are only asking for small changes.

- ♦ Alderman Burger: Does not support narrowing the road. Must look at safety first.
- ♦ Vice Mayor Martin: Did not agree with the residents that said not many of the residents would use the sidewalks. They should not be reduced to 5'. The sidewalks are for everyone. Supports going forward with this and not change things that would prolong this project for even an hour.
- ♦ Eric Stuckey: The City needs to work toward bidding this project next year. Staff is not looking for large changes.
- ♦ Alderman McLendon: Vaults for underground utilities is not a small change. He urges staff to have a meeting with the residents and talk about delays. Some don't fall into the category of small and at no cost.
- ♦ Alderman Blanton: This project has been on the list a very long time. Why did you just know about this? They deserve as much concern as Columbia Avenue.
- ♦ Alderman Barnhill: If any of these issues delay and raise costs, he will not support the changes. We have been talking about this for years and years. He wants to move forward.
- ♦ Alderman McLendon: He requested this item be put on the agenda of the next voting meeting with options to vote on.

## **Other Business**

None

## **Adjournment**

Work Session adjourned @ 6:39 p.m.

Voting session will convene @ 7:00 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 1/30/2019 1:23 PM