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

Eric Stuckey, City Administrator	P	Jack Tucker, SES Director	P
Vernon Gerth, Assistant City Administrator	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Water Management Director	
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	P	Joe York, Streets Director	P
Jordon Shaw, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Tom Marsh, Interim BNS Director	P	Linda Fulwider, Board Recording Secretary	P

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

No one came forward to speak.

1. **18-1250 Tree Commission Report**
Alderman Brandy Blanton, Tree Commission Chair, was joined by members, Beth Adams, Kim Hoover, Michael Johnson, and Justin Stelter. Skip Heibert was unable to attend. Former City Arborist Todd Snackenberg came forward and was presented a plaque to commemorate his 10 years of outstanding service as City Arborist and on the Tree Commission. Mr. Snackenberg continues his employment with the City in a different capacity. Alderman Blanton also mentioned Scott Harrison, long time member of the Tree Commission as representative of the Planning Commission, who resigned at the end of December 2018.
2. **19-0047 Presentation of ‘2018 Vital Signs’ by Nashville Area Chamber**
Ralph Schulz, CEO
Amanda Short, Coordinator of Applied Research
Ralph Schulz noted the Regional Chamber encompasses 14 counties. He also named the group’s supporting sponsors.
Amanda Short presented the following:
Every City. Every Region. Has a Life Cycle: some are **Mature**, some are **Growing**, some are **Struggling**, some are **Rebuilding**
Ours is Thriving: Together, our proximity and explosive growth creates an opportunity for increased collaboration among local governments and the business community to drive economics development.

Future: It is important that we reflect on how the region has changed and how current conditions will impact its future.

**The Nashville Region's Growth: More People – More Opportunity
Are We Ready?**

Workforce & Education: Over the next 10 years, the fastest growing occupations for Franklin will include jobs in social services, healthcare, legal occupations, and community occupations.

Transportation & Other Infrastructure: The 2018 Vital Signs Poll was conducted after the transit referendum failed. 77% of respondents stated it was important or very important for community leaders to try again to seek voter approval of a transit plan and funding.

Affordability Gap Widening: The future success of the region depends on whether Middle Tennessee can figure out a way to embrace the new growth while ensuring residents who work within the region can also afford to live within the region.

Health Matters: Health care is a critical issue for employers who need a healthy, productive workforce. Percent of establishments that offer health insurance (Nashville) 68.5% in 2006; 46% in 2016.

- ♦ Franklin spends more money on homes and transit, and homes cost more in Franklin.
- ♦ Jobs are growing at a rate of 30,000 to 40,000 per year
- ♦ The average age of people moving into Franklin is 29. Most have higher degrees. Job growth is fueled by that migration.
- ♦ Possible workforce scarcity for the next 20 years due to artificial intelligence.
- ♦ The region is in great shape to continue vigilance in maintaining prosperous growth.
- ♦ 70% of the workforce exit Franklin to go to work; 68% are coming into Franklin to work.

A short discussion ensued.

3. 19-0035 Consideration of RESOLUTION 2019-05, A Resolution Approving the “Midnight Sun” Public Art Installation.

Monique McCullough, Public Outreach Specialist

Representatives from the Williamson County Convention and Visitors Bureau and the Public Arts Commission were present. Megan Weisinger explained the Public Art Proposal.

- ♦ The face of visitors is changing to a younger generation with small children. Residents should be engaged as well. With the extensive equestrian history in Franklin, and with permission to use the Midnight Sun name, the theme for the event was chosen.
- ♦ Sculptor Janel Maher created miniature bronze horse statues to be placed at various private and public historical locations.
- ♦ The funding goal was met, and they plan to launch the project at the beginning of the tourist season.

There was some discussion with questions asked and answered.

4. 19-0040 Discussion on the Fuller Story Initiative.

Eric Stuckey, City Administrator

- ♦ Pastors Chris Williams and Kevin Riggs, and historian Eric Jacobson were here to discuss The Fuller Story. Pastor Hewitt Sawyers was absent due to illness. The four men have spent many, many hours drinking coffee and meeting with people working on this initiative. Sunday night they prayed about what they were going to share tonight and included the Aldermen, by name, in the prayer.
- ♦ Pastor Riggs' passion for this initiative was evident as he offered his comments. Changes have been made to the story and locations of markers based on input from the Board of Mayor and Aldermen. The purpose is not to tell the complete story, just a fuller story of what African Americans wove into the tapestry of what is Franklin. The United Daughters of the Confederacy (UDC) chose the downtown square for the monument many, many years ago. The ground in the middle of square is sacred. Decades before the monument, the Courthouse and Market House were located on that ground where men, women and children were sold into slavery. We need to do something positive that creates unity along racial lines. He believes to his core that the placement of markers, the statue, and the

history is important and spiritually significant. The Fuller Story is not about us, but about people still to be born.

- ♦ Eric Jacobson mentioned Magnolia Cemetery in Mobile where the monument is in the heart of the cemetery. The first ones were to honor the dead. Franklin's is different. In 1860 half the population was owned by someone else. Many thousands of lives were lost. No one is suggesting history should be erased. The two elements, black and white and North and South should coexist in the same town place. Instinctively people move toward what is best. Many came to Franklin to be free. It wasn't over after the Civil War. Remember the 1960s. Sometimes the truth is uncomfortable. A comment was made about being a military area. It is not just that. The square was empty and both armies came through there on the way to Nashville and back. The one marker that needs to be on the square is the one for the market house and courthouse. Let's be honest and say what happened and put it where it happened. One marker for the Battle of Franklin, one for the courthouse and market house in the circle. The USCT Soldier in front of the old courthouse. The marker addressing the riot is appropriate as well. Many will not travel to the battlefield, but they will go downtown. These tell what happened to help understand the past.
- ♦ Alderman McLendon adamantly supported this as the most profound opportunity he has seen. He said he was wrong in what he said the last time the gentlemen were here for discussion. He supports the project as brought forward tonight: That is where it happened, and it is true.
- ♦ Alderman Martin: Family members fought in the Battle of Franklin and she supports this, and the placement as presented. The war is over, and she wants to help atone for what her family did.
- ♦ Alderman Blanton: Has wavered in support and appreciates the support of the community. This should have been fixed a long time ago.
- ♦ David Braud 225 Gloucester Street, Franklin: Thankful for the conversations. He has two biracial children and their comfort level could be enhanced with initiatives like this. He loves Franklin. He doesn't want to put southern heritage or anything else over the dignity of human beings.
- ♦ Paxton Perry, 226 Gloucester Street, Franklin: His family may have done bad things in the past and he wished to apologize for them. The Fuller Story will make him, and others he grew up with proud as it represents a step forward.

5. 19-0095 **Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Store #3340 located at 1100 Hillsboro Road, Franklin, TN 37064 (Managing Agents Jimmy Jean Philippe and Michelle Plemons; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers).**

Lanaii Benne, Assistant City Recorder

No questions or comments

6. 19-0096 **Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Store #3378 located at 1501 Murfreesboro Road, Franklin, TN 37064 (Managing Agents Claudia Pearson and Jennifer Dishman; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers).**

Lanaii Benne, Assistant City Recorder

No questions or comments

7. 19-0097 **Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Store #3428 located at 1501 New Highway 96 West, Franklin, TN 37064 (Managing Agents Stephen Stern and Ashley Williams; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers).**

Lanaii Benne, Assistant City Recorder

No questions or comments

8. 18-1239 **Consideration of RESOLUTION 2018-102, "A Resolution Providing Design Direction for the SR-96 West Multipurpose Trail Project (Vera Valley Drive to 5th Avenue North).**

Vernon Gerth, Assistant City Administrator

Paul Holzen, Director of Engineering

Eric Stuckey listed the options brought back for further discussion: ① Pull funding, lose \$1.8 million grant money ② Proceed with current design and provide driveway cut at the existing curb cut location. Property owner would need to adjust and modify their site to accommodate onsite parking and allow private property there. ③ Purchase the property which the owner has verbally agreed to sell for \$600,000.

Discussion:

- ♦ Alderman Blanton: Doesn't want to disturb this business where the family made their living years before anything else was built in that area.
- ♦ Willie Bell Rittenberry, 208 New Highway 96W: 40 years in business and if they take part of it for parking, it will ruin them.
- ♦ Gail Williams, 208 New Highway 96W: They have tried to come up with solutions and they don't know what to do. The family wants to keep it going.
- ♦ Harry Reed: Some things stated are not true. They must have tables and those, along with the fence were approved by Codes. TDOT said people could park in front of the triangle property. However, the attorney who owns the triangle said he would have the cars towed. On the land that is already built up, could park at least 20 cars. Removing the tables will ruin the business. Selling the property would be best for them. Once the trail goes through, it will destroy the business.
- ♦ Alderman McLendon: As a legal matter, if we are not taking any of their property would we have an inverse condemnation. The business has depended on parking other than theirs. He asked for an answer about condemnation before the Board votes. Shauna Billingsley will research.

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9. 18-1286 **Consideration of Contract 2018-0277, Contract with Franklin Housing Authority (FHA) for the receipt of Community Development Block Grant Funds from the City of Franklin as Reimbursement for Costs Associated with Construction of Public Facilities for the Chickasaw Senior Development.**

Tom Marsh, Interim Director BNS

Lynn Osland, Development Services Operations Analyst

No questions or comments

10. 18-0790 **Consideration of Contract 2018-0170 with Community Housing Partnership (CHP) for Home Rehabilitation Assistance for Low to Moderate Income Residents of the City of Franklin.**

Kathleen Sauseda, Housing Development Coordinator

No questions or comments

11. 18-1276 **★Consideration of ORDINANCE 2018-62 – An Ordinance to Rezone 5.35 Acres from Specific Development Residential (SD-R 5.03) District to Neighborhood Commercial (NC) District for the Property Located West of Carothers Parkway and South of South Carothers Road, 4309 South Carothers Road (Discovery Center); Establishing a Public Hearing Date of March 12, 2019.**
- Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Christopher Andrews, Principal Planner
- [FIRST OF THREE READINGS]
- No questions or comments
12. 18-1278 **Consideration of RESOLUTION 2018-107 – A Resolution Approving a Revised Development Plan for Lockwood Glen PUD Subdivision, for the Property located East of Carothers Parkway and South of South Carothers Road; Establishing a Public Hearing on March 12, 2019.**
- Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Christopher Andrews, Principal Planner
- No questions or comments
13. 18-1277 **★Consideration of ORDINANCE 2018-63 – An Ordinance to Rezone 121.54 Acres from Specific Development-Residential (SD-R 5.03) District to Specific Development-Residential (SD-R 5.25) District for the Property located East of Carothers Parkway and South of South Carothers Road (Lockwood Glen PUD Subdivision); Establishing a Public Hearing Date of March 12, 2019.**
- Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Christopher Andrews, Principal Planner
- [First of Three Readings]
- No questions or comments
14. 18-0891 **★Consideration of ORDINANCE 2018-46, To Be Entitled: “An Ordinance to Amend the Franklin Municipal Code, Appendix A-Comprehensive Fees and Penalties, Chapter 14, Relating to Zoning and Land Use Application Fees for the Planning Review Process.” Establishing a Public Hearing Date of March 12, 2019.**
- Planning/Sustainability Department
Emily Hunter, Director
- [First of Three Readings]
- Alderman Burger asked for clarification of calculating hours, raising rates, and square footage because she didn’t want simple projects to pay more. Staff explained the process and that it all evens out in the end.
15. 19-0023 **Consideration of Road Impact Fee Offset Agreement for Avalon Square PUD Subdivision (COF Contract 2019-0003) with Parkes Development Group, LLC.**
- Paul Holzen, Director of Engineering
- Parkes Development Group submitted a traffic impact analysis in November 2018. The following would qualify for a road impact fee offset agreement for a total of \$196,660.76:
- Median #1: Partial closure of median at Cool Springs Boulevard and Highbury Rise.
 - Median #2: Partial closure of median at East McEwen Drive and the Project Access.
 - Median #3: Full median closure at East McEwen Drive and the Project Access.
- Parkes Development requested additional offset agreements. Staff recommends disapproval of the following improvements that would not qualify for road impact offsets:
- Traffic signal at Cool Springs Blvd & Road of the Roundtable. Only serves the development

- Traffic signal on E McEwen Dr. and main entrance to development. Only serves the development
- Three deceleration lanes on Cool Springs Boulevard that only serve the development.
- Six deceleration lanes on East McEwen Drive only serve the development
- Median modifications on Oxford Glen at project access doesn't add capacity to collector roadway

Brief discussion on costs for the roads and fees that would affect residential and business rentals. Request to staff to make sure deceleration lanes are long enough to the roundabout.

16. 19-0017 Consideration of RESOLUTION 2019-01, "A Resolution Directing Staff to Proceed with the Flood Insurance Rate Mapping Associated with Ralston Branch."

Paul Holzen, Director of Engineering

Mr. Holzen provided history on this project, explained the reasons for floodplain mapping and offered options.

Discussion/Questions:

- All finished floors are above the floodplain limit
- Mapping the floodplain will reduce the premium amounts for insurance
- Helps City rating.
- Erosion stabilization project is ready, but no funding.
- Elevation permit would require a surveyor. Cost approximately \$1,000
- Mapping and the City's participation in the Community Rating System (CRS) provide a 15% discount on insurance
- What are the benefits to residents and the City?

Engineering Department recommendation is to proceed with mapping the remainder of Ralston Branch for the following reasons:

- The City currently participates in the National Flood Insurance Program's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted across the City to reflect the reduced flood risk resulting from the community's actions meeting the goals of the Community Rating System. Of the 10 CRS classes, Class 1 requires the most credit points and gives the greatest premium discounts, and Class 10 CRS identifies a community that does not apply for the CRS or does not obtain a minimum number of credit points and receives no discount. The City currently has a class 8 ranking. One requirement is to continue mapping areas not shown on the current approved FIRMs.
- The Zoning Ordinance currently requires the Flood Plan Administrator to be regulated based on data available to include the study completed by CEC.

Citizen Comments:

- Robert Itin, 120 Sheffield Place, Franklin: He believes there is a misconception about this because the City decided to make this a floodplain by draining all subdivisions to Ralston and Liberty Pike with drains every three feet, modifying the banks. Three years spent on a study to put in a map and evidently not trying to find a solution.
- Cos Davis, 313 Sheffield Place, Franklin: At first, they had 70 trees, now the creek at the bridge at his house is 17 ft. and sometimes reaches 4 ft. deep. If a child or anyone falls in the creek, it will be a disaster. He asked about using submergible pumps. He is trying to clarify whether to buy flood insurance or not.
- Vernon Gerth: Since the City joined the flood rating system, it has an obligation to follow FEMA criteria. Any time we are given information we are obligated to follow-up, otherwise, our points go down or we don't participate. To not do this would affect the City as a whole. The pumps would help during small events but would not help during large events.
- Alderman Barnhill asked if staff could pursue using submergible pumps.

- Alderman Burger said the constant rain events are impacting the backyards. She agreed submergible pumps should be investigated to see if they would help.

Item will be revisited after more research is done and before action is taken on this item.

17. 19-0050 Discussion of Sanitation and Environmental Services (SES) Cost of Service Study and Operations Refinements.

Jack Tucker, SES Director

It was announced that Nate Ridley was recently promoted to Assistant Director of SES.

Item deferred to next Work Session

18. 19-0038 Proposed Revisions & Updates to Franklin Forward: The City of Franklin's Strategic Plan.

Michael Walters Young, Budget/Analytic Innovation

Deferred to next Work Session.

Other Business

None

Adjournment

Work Session adjourned @ 7:12 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 4/23/2019 11:58 AM