
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MAY 14, 2019 – 4:30 P.M.**

Board Members

| | | | |
|---------------------------|---|--------------------------|---|
| Mayor Ken Moore | P | | |
| Vice Mayor Clyde Barnhill | P | Alderman Dana McLendon | A |
| Alderman Brandy Blanton | P | Alderman Margaret Martin | P |
| Alderman Pearl Bransford | P | Alderman Ann Petersen | P |
| Alderman Beverly Burger | 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 | |
| Kristine Brock, ACA/CFO | P | Paul Holzen, Engineering Director | P |
| Shauna Billingsley, City Attorney | P | Emily Hunter, Planning & Sustainability Director | P |
| Deb Faulkner, Police Chief | | Kevin Townsel, HR Director | |
| Rocky Garzarek, Fire Chief | | Joe York, Streets Director | |
| Jordon Shaw, IT Director | | Lanaii Benne, Assistant City Recorder | P |
| Tom Marsh, Interim BNS Director | | Linda Fulwider, Board Recording Secretary | A |

Call to Order

Mayor Ken Moore called the Work Session to order at 4:30 p.m.

Citizen Comments

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

1. 19-0421 Development Services Advisory Commission Update

Eric Stuckey, City Administrator

Last year a Development Services Commission was formed and populated with people with good experience across the spectrum. They have been working over the last several months and are here to give an update on what they have accomplished. Dwight Kizer and Alan Thompson were present along with Lynn Osland.

Dwight Kizer working on Certificate of Occupancy, hours of construction, construction and site maintenance issues.

Construction Site Maintenance:

- Purpose: To ensure safe access and egress for inspectors and emergency vehicles and stabilization of the site.
- Responsibility: General Contractor/Builder
- Requirements for Construction Sites:
 - ♦ Roadway must be clear of debris, mud, trash and all building materials.
 - Silt fence or wattles in place
 - Trash and debris in the proper trash receptacles
 - ♦ Streets shall not be blocked where vehicles (city services) cannot safely navigate the street
 - Approach/traffic flow not restricted

Standard Procedures to Facilitate Compliance:

- Pre-Construction Meetings before permits are issued:
 - ♦ Stormwater & Grading

- ♦ Building
- **Document Information & Expectations:**
 - ♦ Specific contacts – Contractor and City
 - ♦ Traffic requirements – Construction entrances & exits
 - ♦ Parking requirements – Single side of street
 - ♦ Sign requirements
 - Contact info signs
 - No Parking signs
- Concrete washout area
- Construction materials staging area
- Construction phasing plan
- Sites/Lots Not in Compliance**
 - No inspections shall occur
 - \$50 fines per day until compliance
 - Truck sweeping or vacuuming of streets required on demand (within 24 hours)
 - Issue Stop Inspection Orders and Stop Work Orders
 - ♦ **Stop inspections and stop issuing permits** until site is clean.
 - ♦ Stop Inspection Order will **not** be enforced for final inspections
 - ♦ Stop Work Order – all departments will be notified:
 - Stormwater/Engineering – BNS – Fire - Streets
- Requirements for Habitual Violators** (recipients of 2 Stop Work Orders in a 6-month period)
 - Inspections by Appointment (with General Contractor, Superintendent, and Contractor)
 - ♦ Implement Inspection by Appointment Fee to cover increased level of oversight
 - Habitual violators – no additional permits for related projects (same site or section)
 - ♦ Limit the number of open permits at one time
 - Require proactive education/training:
 - ♦ City sponsored class
 - ♦ State of TN sponsored TDEC class
- Proposed Ordinance Amendments**
 - We will return at a future date with an ordinance amendment to codify:
 - ♦ Requirements for maintaining sites
 - ♦ Requirements for violations

2. 19-0109 Discussion of Possible Incentive Program for Development of New Affordable and Workforce Housing as Recommended by the Housing Commission.

Tom Marsh, BNS Interim Director

Kathleen Sauseda, Housing Development Coordinator

Kathleen Sauseda introduced Housing Commission Chair Elizabeth Wanczak, John Besser, and Steve Murray, Community Housing Partnership. The possibility of an Incentive Program was discussed in February and is brought back with an update and to get further input.

Presentation by Ms. Wanczak:

- The Housing Commission recommends that the Municipal Code, Title 21, be amended to include additional incentive programs applicable to the development of new affordable housing.
- At our presentation in February, BOMA requested additional information. The request falls into three categories of program specifications.
- Road and Parkland Impact Fee Offsets for construction of new affordable housing units with sales prices up to \$248,000.
- The construction of rental units that utilize Low Income Housing Tax Credits (LIHTC).
- Available to nonprofit, for profit, or a combination of both.
- Properties would be deed restricted for a maximum of fifty (50) years
 - ~\$13,000 per unit
 - Total \$1,000,000

1. Buyer/Renter Qualifications
 - Similar to programs used by banks and Habitat
 - ♦ Use in-depth criteria which may include bank statements, income tax records and personal data
 - Maximum income is 80% the HUD Metropolitan Statistical Area Median Income
 - ♦ For a family of four in 2018 is \$59,900.00
 - Monitored by 3rd party
 - ♦ Community Housing Partnership, The Housing Fund and THDA are examples of agencies that could do this.
2. Builder/Developer
 - Program is open to both for profit and nonprofits or a combination of both
3. Unit requirements
 - Sale or rental price must be affordable to a family whose income is no more than 80% of median household income based on the annual Housing & Urban Development Metropolitan Statistical Area Income Table.
 - Examples:
 - Max sale price for a family of four = \$248,000;
 - Max rent for 2 BR unit = \$1,002.

Financial Impact

- The Housing Commission recommends the Board appropriate an initial contribution of One-Million Dollars (\$1,000,000.00) from the General Fund for the Parkland Impact Fees for up to 78 single family homes
- The Board would be requested to make an appropriation for the program through the budget each year
- Amount could vary from year to year based on success of program and available resources.

An example project was submitted as requested.

- Steve Murray related that yesterday CHP put an initial submittal to the City for 241 units of affordable housing for home ownership and condominiums on Wood Duck Court on the East side of I-65 off the Carothers corridor. 158 units will be one-bedroom, 90 will be two-bedroom, all will be for sale to families making less than \$50,600/year. Preliminary arrangements have been made with Pinnacle and Frankly Synergy Bank, both on this \$45 million project have given preliminary okays as well as the Housing Fund to do 10% of it.
- Intend to build in three phases of about 80 units per phase over a two to three-year period. Williamson County Privilege Tax has been waived for \$429,366.00, Williamson County Educational Facilities Impact Fee waived \$275,945.00. Secured a THDA Home Grant of \$750,000. Currently have \$1,455,311.00 approved.
- City of Franklin Building and Inspection Fees under Article 21 estimated at \$51,524.00 would be waived. \$2,382,928 THDA under community tax credit for interest fees and interest waived. Total fees and interest waived \$3,889,763.00.
- Renderings of the project were distributed.
- Will ask for \$2,668,000 in payment of Parkland Fees and Road Impact Fees over a 3-year period. Totals \$789,000 per phase and shows return back to the City and FSSD, for a three-year payback.

Discussion:

- Alderman Blanton: Having nonprofit and for profit is good if rules are set so one or the other doesn't take the whole package. Difference is product between the two. Wants it fair and equitable.
- Questions about cost and revenue are premature as City staff hasn't reviewed Mr. Murray's information and figures and there are other City services to be figured in.
- Vice Mayor Barnhill: Questions if the group will allocate money back for some of the fees. Doubts sales tax analysis is applicable, and he is confused about the FSSD tax \$4558,000 already made. Basically, an appropriation reviewed every year.
- Kathleen Sauseda: This presentation is for the incentive.
- Mr. Stuckey: How would we do this? It is a pilot program 1) We would fund through general fund reserves, 2) We need BOMA guidance regarding program structure such as: rental vs. ownership. Create incentive for affordable housing.
- Alderman Speedy: Encourage Housing Commission to look at houses \$350,000 to \$500,000. Continue to look at zoning, density and what will happen when interest rates go up.
- Alderman Burger: Need to see per unit value. If instituted will need clear rules to guide staff.
- Alderman Petersen concerned about getting this proposal just five minutes before the meeting. Another aspect the properties are deed restricted for about 50 years. Who oversees the restrictions. It could be the owner down the line will get the benefits. Difficulty enforcing some of the things he mentioned and wants to know how other places handle this.
- Mr. Murray: There are covenants on the property on West Main to assure income vetted.
- Alderman Martin: The aesthetics in the picture look okay, but other projects will have single family homes. It is a disservice to put stuff out there that is pretty as well as ugly, such as air conditioners facing the street, etc. 20.93 acres.
- Alderman Petersen: more community meetings needed
- Mr. Murray will take under consideration.

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."

Eric Stuckey, City Administrator

Amanda Rose, Preservation Planner

Amanda Rose related there are two options for the Battle of Franklin marker text:

- Option 1 – Community Leaders' "Battle of Franklin" marker text, and
- Option 2 – Community Leaders' "Battle of Franklin" marker text with additional language addressing the Confederate monument, as recommended by the Civil War Historical Commission.

The last two sentences in Option 2 are not in Option 1.

Aldermen Blanton and Speedy prefer Option 1.

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)

Lisa Clayton, Parks Director

No questions or comments.

CRS or does not obtain a minimum number of credit points and receives no discount. COF currently has a class 8 ranking. One of the requirements of this program is to continue mapping area not shown on the current approved FIRMs.

2. The Franklin Zoning Ordinance currently requires the Flood Plain Administrator to regulate based on data available to include the study completed by CEC.

Paul Holzen said it is the City's responsibility to update the mapping.

10. 19-0476 **Consideration of Resolution 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)**
Michelle Hatcher, Water Management Director
Brian Goodwin, Water Management Assistant Director
This resolution is to identify those qualified to do the work, a preselection of firms.
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 the Franklin Road Sanitary Sewer Project."**
Michelle Hatcher, Water Management Director
Deferred
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.**
[FIRST OF THREE READINGS] **Emily Hunter, Planning/Sustainability Director**
Joseph Bryan, Planner
The property is adjacent to General Commercial Zoning. Concerns expressed by Alderman Martin about different design concepts discussed.
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 Avenue, 1504, 1536, and 1540 Columbia Avenue; Establishing a Public Hearing for June 11, 2019.**
[FIRST OF THREE READINGS] **Franklin Municipal Planning Commission**
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Series of properties to rezone. Staff supports Columbia Avenue Overlay as appropriate.
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.**
[FIRST OF THREE READINGS] **Alderman Ann Petersen, FMPC Representative**
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Christopher Andrews, Principal Planner
Items 14 and 15 taken together.
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.

Alderman Ann Petersen, FMPC Representative

Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

Christopher Andrews, Principal Planner

Envision Franklin supports three single-family units switched to cottages and more space added to Memory Care.

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.**

Franklin Municipal Planning Commission

Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

FMPC votes for Items 16 through 19 were not unanimous; therefore, could not be placed on the BOMA Consent Agenda. Will be placed on the BOMA agenda in two weeks with the Public Hearing the second meeting in June.

17. 19-0329

Franklin Municipal Planning Commission

Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

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.**

Franklin Municipal Planning Commission

Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

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 for June 25, 2019.**

Franklin Municipal Planning Commission

Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

Discussion:

- Alderman Petersen had questions about the elevation of the water tank and the site, which were answered by Paul Holzen.
- Greg Gamble, 716 Hampton Cove, Franklin, Refuge Center Applicant - Presentation
 - Greg Gamble distributed copies of a presentation given to the Planning Commission in April.
 - ♦ Corridor Character Map (Design Concept-Regional Commerce, Primary Use-Regional Commerce, Regional Office, Research & Development; Secondary Use-Assisted Living, Hotels, Institutional, Local Commercial, Multifamily Residential, Professional Office, Recreation)
 - Interstate Corridor Building Height Map
 - ♦ Project Site – 6 Stories
 - ♦ I-65 Corridor – 12 Stories
 - Urban Growth Boundary Map
 - ♦ Lies within current UGB Designation

- Projected Improvements
 - ♦ Extension of Goose Creek Bypass
 - ♦ Extension of Carothers Parkway
 - ♦ Future Long Lane Improvements (3 lanes)
 - ♦ Future Long Lane Overpass
 - ♦ Ladd Park – 1000+ Total Homes
 - ♦ Future of AG Center Property?
 - ♦ Evolving Traffic Pattern
 - ♦ Future Developments – Discovery Center, Creekside Elementary School, Etc.
 - ♦ Properties currently Considering Annexation
- PUD Commitments – 2 stories, 80' setback from Long Lane, Tree preservation or planting in Landscape Plan, screened parking, lighting that doesn't spill to neighborhood, turn lane 593' from crown of hill to Refuge entrance, no overnight stays, no pharmaceutical sales.
- Three sewer options:
 - ♦ Option A – Requires a 20' sewer easement for 446 LF
 - ♦ Option B – Has a 50' Easement for a portion. Requires a 20' Sewer Easement for 311 LF
 - ♦ Option C -Total 2,564 LF, No Sewer Easement Required
- Map showing: Parcels within the UGB that have requested annexation, Parcels outside the UGB that have requested annexation, and Parcels outside the UGB that are considering annexation requests. (Option C on sewer option page)

Citizen Comments:

- Joey Blakley, 4338 Long Lane: Citizens for Safety & Justice - Presentation Against Rezoning: copies of emails regarding covenants and property values, General Warranty Deed, Long Lane Land Use Agreement, maps and pictures submitted. Pictures: Limited Site Line – Blind Entrance – Blind Hill; Blind Entrance - Heavy vehicle Near Miss (skid marks) – Blind Hill. Map: Liberty Pike near the intersection with Mack Hatcher with property line – Liberty Pike, A Better Site. Comments included: Envision Franklin made a mistake. Alderman Petersen voted against this at FMPC four times. Concerned with Hilltop Overlay. Will lose money when trying to sell. No easements through his property. Want to keep it residential to right a wrong.
- Eric Stuckey clarified one point: The AG Center is in Franklin but owned by Williamson County.
- Scott Myers, 4322 Long Lane: Lives across the street from the proposed Refuge Center. Dangerous to cross Long Lane to get his mail. Liberty Pike should be the site. Another big picture. Not fair to the citizens of Franklin.
- Ann Myers, 4322 Long Lane: A lot of mistakes were made in 2006 by Mr. Bennett. Mistakes by the City of Franklin. Why make another one. Blind hill and entrance to the Refuge Center. Vote no for the sake of the residents. Noise from trucks, cars, school buses now.
- Steve Abernathy, 152 Clyde Circle, Franklin: Supports the Refuge being at this location. They are trying to fit into the neighborhood, and the building looks as residential as it can get. An extra turn lane is being added, low intensity lights proposed. It will be a good transition point. Money is lost on a vacant lot. Unless the residents want to buy it, someone will use it.
- Greg Ross, 4321 Long Lane, Franklin: Doesn't understand how one person in a subdivision can adversely affect 500 neighbors. How can you place an overlay of commerce on residential with expensive homes? An office building doesn't belong in a subdivision.
- J. Edward Campbell, 1809 Turning Wheel Lane, Franklin: Told of personal experience with counseling. He is on the Refuge Board. The setting with walking trails and landscaping, etc. fits with the neighborhood. He supports the Refuge Center wholeheartedly.

- Dwaine Allison, owner of Track 4 close to the site on the same hill. This is 20 yards from one of the residents. If the public is invited to walk the trails, children could drown in someone's pool or be shot from his shooting range and other terrors. The property is covered with Cedars, there is a lot of rock there. It is an animal refuge. So much will be destroyed.
- Ashley Hodge, 3145 Lavena Court, Franklin: Envision Franklin is to protect safety, etc. She read an excerpt from Envision Franklin about mitigating adverse impacts. There are many places The Refuge could go and be easier to get to for the clients.
- David Knight, 4324 Long Lane: Provided his work history to lay the groundwork for his expertise regarding the value of eight acres of land on Long Lane. Names and addresses of people in favor of this annexation are outside Williamson County and are not taxpayers. Investment in this real estate is important; discount those who value the counseling.

Discussion:

- Amy Diaz Barriga summarized the items: The property is in the UGB adjacent to the City limits, the Plan of Services shows how the City can effectively serve the property, there are two design concepts – conservation and regional commerce. The layout of the site and hillside overlay supports the conservation side of Envision Franklin. The smallest size office supports the regional commerce design concept and provides an appropriate transition between the residential to the north of the property.

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.**

Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor

The CI zoning is for the parkland.

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.**

Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor

One Modification of Standard – roof pitch. Staff supports a flat roof and the project. The flat roof is more urban and consistent the area.

22. 19-0514 **Discussion Concerning the Cool Springs Transportation Planning and Impacts Associated with Development.**

Paul Holzen, Engineering Director
Adam Moser, Traffic Engineer III

Overview of Existing Transportation Plans:
Comprehensive Transportation Network Plan

- ♦ Adopted August 24, 2016
- ♦ All Arterials within the Height Overlay study area are proposed to be 4 lanes with the ability to widen to 6 lanes (157' Right-of-Way)

- ♦ 2040 Projected Levels of Services for the arterial roadways in this area range from C-F
- ♦ Does BOMA truly want 6 lane roadways within the Height Overlay District?

Integrated Growth Plan – Completed in 2013

IGP recommendation:

- 1 – Develop Functional Plans to Reserve Right-Way and Achieve LOS E or Better
- 2 - Promote Local Street and Development Connectivity
- 3 - Control Access
- 4 – Limit Traffic Signals
- 5 – Expand Pedestrian network and Transit
 - ♦ Proposed Trip Generation of approved Developments 426% higher than estimated in IGP

Overview of Proposed/Approved Development reviewed

Next Steps –

- Task 1: Complete a comprehensive evaluation of the existing conditions in the Cool Springs area and Height Overlay District.
- Task 2: Incorporate all approved development (at buildout) within the Cool Springs Area and Height Overlay District into baseline.
 - ♦ What amount of delay (i.e. LOS D, E, F) is acceptable during the AM, MID and/or PM peak hours at these intersections and roadway links?
 - ♦ What might the intersections or roadway look like under these various conditions?
 - ♦ How will this impact the area's character and built environment?
 - ♦ Should we develop maximum trip/acre requirements within the Height Overlay District to ensure future land use and infrastructure are coordinated to achieve the desired quality of life within Franklin?
- Task 3: Develop recommended projects and strategies to improve transportation and planning in the Cool Springs area based on BOMA direction
 - ♦ Review proposed improvement projects and prioritization:
 - Traffic signals/Locations
 - Intersection improvements/Alternatives
 - Roadway Widening
 - ♦ Review transportation planning strategies:
 - Capacity limitations
 - Development density
 - Access management/connectivity
- Task 4: Develop functional level plans to help Staff implement transportation improvements as development continues to occur in the study area.

Connect Franklin:

- Plan indicates develop Carothers to 6-lane Arterial Roadway
- IGP Carothers and McEwen and Mallory added – 246% above trip estimates.
- Study area on map designated in purple – trips and density plus height overlay and how to mitigate additional trips
- Need to match land use vs infrastructure and sewer
- Some comments and discussion on doing something about all the developments, Mall peak hours parking during Thanksgiving and Christmas shopping times and connectivity. Trips per acre was mentioned.
- For now, move forward with RFQ.

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.**

Paul Holzen, Engineering Director

Staff recommends approval of the development with the requirement of building offsite improvements to the City transportation network as identified in the Comprehensive Transportation Network Plan and the Integrated Growth Plan. Phase I - Widen East McEwen Drive to provide three travel lanes for eastbound through movements from the I-65 Interchange to the Carothers Parkway Intersection. Phase II – widen the eastbound approach of East McEwen Drive to provide two right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway. Phase III – widen Carothers Parkway to provide three travel lanes for southbound through movements. Estimated Arterial Road Impact Fee is \$7.6 million.

24. 19-0394 **Consideration of Parkland Construction and Dedication Agreement between the City of Franklin and SS-CH Franklin, LLC Contract No. 2019-0122, Aureum Development.**

Lisa Clayton, Parks Director

Parkland Impact approximately \$2 million. Includes 5.8-acre mountain biking park and an urban plaza.

Other Business

None

Adjournment

Work Session adjourned @ 7:09 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 7/2/2019 8:55 AM