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**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, SEPTEMBER 25, 2012 - 5:30 P.M.**

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**Board Members**

Mayor Ken Moore	P		
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Brandy Blanton	A	Alderman Dana McLendon	A
Alderman Pearl Bransford	A	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner, Vice Mayor	P

**Department Directors/Staff**

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	
Vernon Gerth, ACA Community & Economic Dev.	P	Shirley Harmon, HR Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	
David Parker, CIP Executive/City Engineer	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning/Sustainability Director	
Rocky Garzarek, Fire Chief		Joe York, Streets Director	
David Rahinsky, Police Chief		Brad Wilson, Facilities Project Manager	
Fred Banner, MIT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	
Becky Caldwell, Solid Waste Director	P		

**1. Call to Order**

Mayor Ken Moore called the Work Session to order at 5:30 p.m.

**2. Citizen Comments**

None

**WORK SESSION DISCUSSION ITEMS**

**3. Discussion Regarding Civil War Trust Preservation Opportunities**






**Alderman Michael Skinner, Vice Mayor**

Vice Mayor Skinner and Vic Chairman of the Civil War Trust Mike Grainger gave a presentation and held discussion on the Civil War Trust preservation opportunities.

Restoring Franklin Together Acre by Acre

**Partnership Proposal:**

Benefits & Advantages

-  \$1 million for battlefield preservation
-  More preserved land means more Civil War sites for out-of-town tourists to visit, explore
-  The longer that tourists stay in Franklin, the more money they will spend in Franklin
-  Increased revenues for City, local businesses
-  Additional open space for City residents

Annual Funding Breakdown

City of Franklin		Civil War Trust
\$250,000	+	\$250,000
Federal Civil War Battlefield Program		
		\$500,000
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		\$1,000,000

Leverage Factor: 4-to-1

The Fundamentals

- A win-win partnership for Franklin’s 150<sup>th</sup>:
- Utilize the Trust’s resources and ability to attract federal and state grants to leverage the City’s preservation dollars.

Facts & Figures:

Closer Look: Cameron Strip Center

- “Ground zero” at the Battle of Franklin
- Trust has secured \$960,000 TE grant to acquire property
- Additionally, Trust has pledged up to \$500,000 in private funding to match Franklin’s Charge

Exciting Pending Projects

<u>Property Name</u>	<u>Acres</u>	<u>Transaction Value</u>
Neel Tract	0.21	\$235,760
Dooley Tract	0.45	\$135,480
Cameron Strip Center	0.99	\$1,800,000

Lands Saved at Franklin

<u>Property Name</u>	<u>Acres</u>	<u>Transaction Value</u>
Roper’s Knob	57.00	\$410,000
Carter House	0.50	\$210,000
Holt House	1.07	\$950,000
Fudge Tract	0.22	\$206,425
Loring’s Advance	4.89	\$200,000
Eastern Flank Park	110.78	\$5,000,000

Funding Sources

- Trust’s hallmark is successfully leveraging private funding with public funding
- More than \$100 million raised from the private sector to date
- Trust members have donated \$812,000 towards Franklin acquisitions
- Money matched by \$2 million in federal and state grants and \$1.5 million from the City

Who We Are

- Largest - and most effective - battlefield preservation organization in the U.S.
- Trust has helped preserve over 32,000 acres of battlefield land nationwide
- 174.5 of these are acres associated with the Franklin Battlefield; more tracts pending
- Successes made possible through partnerships with local officials and residents

Our Mission

- The preservation of America’s significant Civil War battlefields by protecting the land, and educating the public about the vital roles those battlefields played in directing the course of our nation’s history.

Alderman Skinner recognized Ernie Bacon from Franklin Charge and Cullen Smith from the Civil War Roundtable who were present in support and encouragement of this endeavor.

Discussion ensued on the importance of tourism, private partners, funding, hotel/motel tax, and budgeting. Consensus pursue through the budget process.

**4. Consideration of Event Permit for Pumpkinfest in Downtown Franklin on Saturday, October 27, 2012**  
**David Rahinsky, Police Chief**

No questions or comments

**5.\* Consideration of Event Permit for Centennial High School Homecoming Parade to be Held October 5, 2012**

**David Rahinsky, Police Chief**

No questions or comments

**6.\* Consideration of Good Moral Character Certificate for Roy F. Alley VFW Post 4893 (David Pratt, Managing Agent), 101 Eddy Lane For On Premises Consumption**

**Steve Sims, Assistant City Recorder/Court Clerk**

No questions or comments

7.\* **Consideration of Agreement Between The City of Franklin, Tennessee and Stream Valley Franklin Partners, LLC, Relative to Phasing of The Stream Valley Development (COF Contract No. 2012-0143)**  
**Shauna Billingsley, City Attorney**

Vernon Gerth and Bryan Echols, attorney representing Stream Valley, were present for the discussion as well.

Eric Stuckey summarized the reason for this agreement as being the result of inconsistency in some of the actions when the development was approved in 2005. A condition that came from the Planning Commission that a second access required a trigger beyond 200 dwelling units in the development. Later in the process a phasing exhibit was introduced and added by Board action that incorporated language stating a second access would not be needed until around 408 units, after Phase A and B were completed.

Work on the development was slowed due to the economy and the development ownership changed more than once during the ensuing years; therefore, this did not become an issue until now. When the incongruity was noted staff met with the developer to look at the issues, how the development is taking shape now, and what would be feasible to solve the problem. The result is the revised phasing plan being presented.

The amended phasing plan that allows the construction of Phases A, B, and C, consisting of 397 units, (383 single family and 14 townhomes), is attached to the agreement. This new phasing plan requires the second connection be completed prior to site plan approval or building permit issuance for Phases D and E. This allows the developer time to pursue a second connection in the most advantageous location to best serve the development while the originally approved access will be eventually secured by a performance surety.

Shauna Billingsley noted two things needed to be amended: 1) The name. Bryan Echols stated the correct name is Stream Valley Franklin LLC (the word Partners eliminated); 2) In paragraph 3, Peytonsville Road will be changed to Goose Creek Bypass.

Discussion:

- \* Alderman Petersen posed questions regarding timing and number of units in each phase and were answered by Tyler Ring representing Stream Valley, and Mr. Echols.
- \* It was clarified that the phasing map labeled Exhibit A in Attachment A is the amended document.
- \* Vernon Gerth clarified that 280 homes is the milestone that triggers the performance surety for the second road as well as the completion and approval of the other water line.
- \* There was further exchange between Alderman Petersen and Vernon Gerth regarding language in the agreement and the surety.
- \* Aldermen Skinner and Petersen thought the Amendment too vague.
- \* Alderman Skinner thought for safety reasons that 397 units were too many before a second access was triggered. He wanted to wait until the Berry Farms connection is in place.
- \* Mr. Echols explained that this agreement improves the life safety issue.
- \* Eric Stuckey again explained the amendments to improve what was done seven years ago. The phasing document introduced in 2005 was reviewed by BOMA; however, the document was not submitted for the record and was not filed with the minutes of that meeting.
- \* The traffic signal, etc. didn't have a surety and the amendment does.
- \* Alderman Skinner posed additional questions regarding the \$1.2 million surety bond, bridges and placement of new access in relation to a traffic signal
- \* David Parker thought the access would be right-in/right-out only. Basically, an emergency access not to be signalized on Goose Creek Bypass. Goose Creek will be a median roadway with signalization set up for Berry Farms access.
- \* Alderman Skinner again said he didn't want to approve anything that produces a failing or near failing intersection in regard to Lewisburg Pike and Stream Valley and mentioned traffic studies.
- \* Mr. Echols explained they didn't want to do away with the Amendment as it contains pertinent provisions applicable to other parts of the project.
- \* Alderman Barnhill said the Amendment clears up the 2005 issues and he supports it.

- \* There was talk of deferring the item to add clarifications that were of concern to some of the aldermen.

## 8. Discussion Regarding Hillsboro Road Corridor Review

**Catherine Powers, Planning/Sustainability Director**

A request to rezone the property at 711 Hillsboro Road prompted consideration of options related to the Hillsboro Road corridor. Staff recommends a Neighborhood Meeting be held with the residents along that corridor. Staff requests feedback from BOMA on the below outlined options and other ideas that should be considered.

Options discussed by staff:

- 1) Rezone the property at 711 Hillsboro Road to RX and review a Development Plan for the property – under this option, the property owner could create two single-family lots and maintain consistency with the base zoning district of adjacent properties. However, RX would permit attached residential units, which is not currently supported by the Land Use Plan and would impact the existing character along Hillsboro Road.
- 2) Rezone the block along the west side of Hillsboro Road, north to Joel Creek Boulevard to R-3 – the most conservative approach, which maintains the existing character along the Hillsboro Road corridor and is generally supported by existing policies in the Land Use Plan, is to rezone the six lots along the west side of Hillsboro Road, north to Joel Creek Parkway to R-3. This option would serve as a transition to current RX properties containing attached dwellings to the south and west.
- 3) Rezone the entire Hillsboro Road corridor to R-2 or R-3 – another option to increase permitted density is to use existing base zoning districts to increase opportunities for future subdivision along the corridor. This option would preserve existing single-family uses, yet allow the potential for development through coordination among multiple property owners.
- 4) Explore an option to add a base zoning district similar to RX that would only permit detached residential uses (RX-D – Residential Variety Detached) along the corridor – this option would take time to develop, but could be a way to protect existing single-family areas, yet allow the FMPC and BOMA to approve a rezoning and Development Plan for infill situations where context is important, but redevelopment opportunities may exist. Since the PUD process would be required, significant public input would be part of the process. Also, utilizing the PUD process, a “Master Plan” for the area could be developed by private parties at their option. Density would be set through the PUD process and would need to be compatible with adjacent lots.

## 9. Update Regarding Implementation of the Interlocal Agreement Between The Williamson County Board of Education and The City of Franklin for Certain Infrastructure Improvements in the Breezeway Neighborhood

**Eric Stuckey, City Administrator**

This Agreement for infrastructure improvements was driven by rezoning and site plans for Clovercroft school. The school opened on time. Infrastructure included traffic signals at Wilson Pike/McEwen Drive intersection and Clovercroft/McEwen Drive intersection; the signals were delivered, but not prior to opening the school. The City did provide additional traffic control. Two things prohibit completion the required improvements; 1) A permit from CSX Railroad, 2) A small piece of property tied up in bankruptcy in California. The overall permit from CSX was received today. The bankruptcy is continuing. Efforts underway to get a relief hearing later in October. The goal is to get the work done as quickly as possible and meet deadlines per the agreement.

### ADJOURN

Work Session adjourned @ 6:45 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 10/10/2012 9:50 AM