



CITY OF SPRING HILL TOWN CENTER TASK FORCE
REGULAR MEETING MINUTES
THURSDAY, MARCH 25TH, 2021 6:00 P.M
LOCATION: [VIRTUAL MEETING INVITE](#)

- I. Call meeting to order and TCTF announcements
Bill Benedict called the meeting to order at 6:07pm. Bill Benedict, Hazel Nieves, Liz Droke, Jenny Blackstock, Rachel Bshero, Dennis Georgatos, Vincent Fuqua present.
- II. Approve February Minutes
Rachel voted to approve the minutes, Liz seconded. Minutes were approved.
- III. TCTF Beautification efforts for Downtown District
 - i. Roundtable discussion
 - Rachel put some ideas into a [slide deck](#) – using that to go over. We have discussed most of these in the past, Rachel pulled together examples to begin to spark conversation.
 - Our job is to make recommendations with supporting documents, while it is up to the city and BOMA of how we will implement.
 - Vincent: What I think the role is – if you guys define something that you want to be an overall encompassing vision of downtown, I think if there is a defined street tree, like a Maple, that we plant curbside that Alderman Nieves can say that is the recommended street tree for the entire city. There's nothing wrong with doing that. All roads lead to downtown, so we're branding downtown and every major thoroughfare to get there.
 - Trees
 - Likes the trees and wideness of the sidewalk of one example in the deck.
 - Like the ideas of brick visually separating sidewalk and the road, pedestrian sidewalks.
 - We shouldn't be thinking in terms of just on Main Street, but to create character and consistency throughout the entire downtown area.
 - We should also consider preservation.
 - Consider color change for season – cherry blossoms look dead part of the year, but crepe myrtle, maple trees, etc. would be attractive longer.
 - **Trees we like:** crepe myrtle, maple trees, dogwood, the trees that are along the streets in Franklin/Columbia
 - Flowers
 - Hazel: I've loved the flowers in Downtown Gatlinburg, I love the idea of the hanging baskets on the lampposts at the – we can do strategic



positioning of flowers where they are visible and not too much work for whoever would have to tend to them.

- Considerations to consider: planting, weeding, watering
- Dennis: You want to use as many native plants as possible to help reduce maintenance
- Could potentially have community involvement (scout troops, churches) and “sponsor” flower beds with planting and maintenance.
- Hanging baskets would be a great use of the narrow sidewalks – but would need to make sure we have something to hang them on, we have had challenges with utilizing power poles in the past.
- Lighting
 - Are there ways we can use existing structures, trees, etc. to and lighting to add charm in the downtown area. There are cool buildings like
 - Additional lighting and decoration at Christmas.
 - Streetlights – would be great to have more consistent, bright streetlights downtown, obviously these are more expensive but would make downtown brighter at night, more pedestrian-friendly and could be used to hang banners, flags, hanging baskets.
 - Hazel: Cost is a key factor but I don’t think we should hinder ourselves worrying about cost – within reason. These are things we can add in phases. We can look into grants, private sector involvement, fundraising.
 - Vincent: I think that’s brilliant, I completely agree, a journey of 1,000 miles starts with one step and getting the plan and vision in place is extremely important. I wouldn’t concern with costs when thinking about the ultimate vision.
 - Rachel: As we have more housing going in near downtown we want to make our current Old Town area walkable from Kedron Square.
 - Let’s look at being able to not have to rely on utility companies – not only is it beautification but we can put banners or flowers or greenery and it’s not using utility poles.
- Signage
 - Banners: City/district, seasonal, festivals/events
 - Wayfinding signage: can start simple but move into a more through treatment/package of signage. We can point out historical points, districts, or other points of interest like the library
 - Love the archway – could play off of the one that has been in June Lake sketches
 - Rachel: was driving through Hampshire and loved their signs saying “Welcome to Hampshire” with their tag line and “Come back y’all” when leaving – we can put on high-trafficked roads like 31, Duplex.
 - Overlap with Historic Commission, especially with walking signs.



- Love the sign that goes over the street light, utilizes existing infrastructure and fits patchwork theme.
 - Murals
 - Alicia joined the meeting.
 - Historic Commission working on with UDC to promote in downtown district. There is currently nothing in the UDC for murals. How is that applicable? Brings character, sense of place, promotes the arts
 - Historical: tell another story of Spring Hill's history – adds to the experience of the destination of Town Center and for people to know how awesome the city is.
 - Columbia has made a decision that they don't want murals within the historical corridor around the square, that's part of what the Historic Commission is looking at, where do we want them, how do we want them – could it be on something that we could swap out?
 - Murals can also make good marketing opportunities for the city – support local artists, get on lists of murals, draw people to Downtown Spring Hill, tag photos in Spring Hill, etc.
 - Want to get this into the UDC so the city has the ability to approve murals, work with local business owners.
 - Liz: We've got to work in the silo somehow that was knocked down for Chick-Fil-A, that would be awesome.
 - Alicia: Could be a good way to get buy in from the community, using local artists but do a survey besides traffic what images do you think of when you think of Spring Hill. There may also be a way to do statues – Houston does painted horses for the rodeo. We can figure out ways to use other art pieces for it to become a go-to place.
 - Liz: That makes me think of the hidden swings around San Diego, again more 3 dimensional art there's a sculpture garden in Chattanooga.
 - Alicia: Creating the sense of wanting to go look for something and do a family opportunity that supports local businesses too like finding the Mule in Columbia.
 - Bill: Leverage public utilities, electrical boxes, let's keep our mind open on artistic opportunities.
 - Other opportunities
 - Use of green space, pocket parks, benches
- ii. Review next steps/takeaways
- Continue this as an ongoing discussion

IV. TCTF Downtown Sidewalk Project

- i. Update on project



- Hazel: After the walk, information got divided up. Tyler gave information to James, who is going to pull it into a CAD program to pull together findings from our walk. They are going to get other people from staff involved to get GIS maps, James put that together and sent it out. Tyler has come back and it now needs to come to us to discuss and look at the findings. We will be able to understand utilities, and see where and what we want to start with. I know we said sidewalks but maybe something else comes out of that. Looking to put together a meeting with Administrator about money that will go to water, sewer, infrastructure, to see if we can put it towards the challenges that were found on the walk. Trying to put together a meeting with Missy, Tyler, James, Bill, the new city planner, and get them in front of our interim administrator to discuss those funds and other budget questions on CIP we want to take forward. It would be great if we could go over the documents Hazel sent out to discuss in our next meeting.
- Alicia: it would be good with the timing of new BOMA members, budget, etc. to maybe meet before our next meeting to go over this?
- Hazel: I don't think we need a special meeting, we need to read and understand the emails I sent out last time and go over them in our next meeting.
- Alicia: Considering we will have 4-5 new members of BOMA I think it would make sense to do an updated presentation to BOMA.
- Bill: I agree I think if we do this homework for our next meeting it will flow into an updated BOMA presentation to show where we started, what we've done, and what we want to do next – including beautification standards.
- Hazel: I agree even with BOMA's changes we have their blessing we need to keep moving forward and make decisions so we're in a place to be considered for additional funding.
- **Takeaways: review sidewalk documents Hazel sent out, come ready to discuss those and nail down beautification ideas next meeting to prepare to present to BOMA in the future and keep making decisions and move forward so that we can secure future funding.**

V. Downtown Historic District Project – Collaboration with Spring Hill Historic Commission

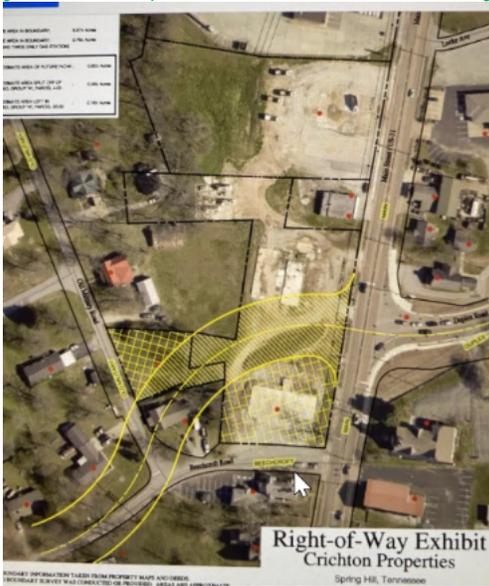
- i. Update on projects
 - Spring Hill Historic Commission is working to present findings to BOMA and the PC, but are in agreement to wait until after April elections.
 - CLG/Historic Zoning
 - Missed this
 - Historic Driving Tour Signage
 - There are some signs in the downtown district, we are looking to finalize materials, working with state and local historians to validate before printing.
 - Cemetery Project



- The link to downtown concept is there are 5 mayors buried in the Spring Hill Cemetery on Macklemore, and 10+ who had houses in Main Street.

VI. Round Table Discussion

- Alicia: One thing that's a down the road thing, it plays to the history and how we want to mark Old Town, Beechcroft will be realigned to meet Duplex, it's a major project and I don't have the details. Something was presented to BOMA Monday night that showed how the connection would be made. The key part right now is that it would leave an island of about where the concrete pad were the Co-Op was—history tellers tell us there is a well under that concrete pad which would make a cool center point for a park. It was also a location of a tavern, which is why you see steps on both sides, it's a very visual corner for beautification, a marker, etc.



- Hazel: We just got another warning, if you live anywhere by Santa Fe, it's all going to Spring Hill, very strong severe thunderstorm warnings.

VII. Public Comment(s)

- Vincent jumped off the call so no public currently in attendance.

VIII. Adjourn

- Alicia moved to adjourn at 7:37, everyone seconded.