

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, SEPTEMBER 26, 2017 – 5:30 P.M.**

Board Members

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Jack Tucker, Interim SES Director	
Vernon Gerth, ACA Community/Economic Dev	P	Lisa Clayton, Parks Director	P
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		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
Fred Banner			
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P

Call to Order

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

Lennart Neubauer, Sister Cities exchange student from Bad Soden, Germany, was introduced. He is here for two weeks visiting and learning about the various City departments. Bad Soden is a small city close to Frankfort. He is enjoying his time here in Franklin.

Citizen Comments

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

**1. 17-0812 Presentation of 2016 Economic Impact of Tourism in the City of Franklin and Williamson County
Ellie Westman Chin, CEO Williams County CVB**

Ms. Chin presented the 2016 numbers for Williamson County visitor spending:

- 1.43 million visitors, 9.4% over 2015
- \$427.25 million, economic impact of tourism (up by \$17 million). Retains Williamson County’s rank as sixth among Tennessee’s 95 counties.
- 3,537 people employed in Hospitality. Started Hospitality and Tourism program at Columbia State.
- 1.5 million page views on visitfranklin.com
- 10 Best Main Streets in the USA (*USA Today*)
- 35 of the world’s Best Places to Travel in 2017 (*Matador Network*)
- 371,867,202 Media Impressions
- \$10,740,851 Publicity Value

The Pilgrimage Festival this past weekend drew thousands of people and generated a lot of publicity. Some publicity attributed to headliner Justin Timberlake who said it was good to be home in Franklin, Tennessee.

2. **17-0785 Consideration of NEW Liquor License for Westside Wine & Spirits, LLC, d/b/a Westside Wine & Spirits (Richard English, Managing Agent), 188 Front Street, Suite 108, Franklin TN 37064**

Lanai Benne, Assistant City Recorder

No questions or comments.

3. **17-0811 ★Consideration of Accepting the Funding Approval/Agreement (Contract 2017-0243) from the Department of Housing and Urban Development for the Fiscal Year 2017-2018. The Agreement Awards the City of Franklin \$263,668 for use in the Community Development Block Grant (CDBG) Program.**

Chris Bridgewater, BNS Director

Alderman Martin questioned an amount in the report. Kathleen Sauseda, Housing Coordinator, explained that was an error in the report.

- Alderman McLendon left the room

4. **17-0819 ★Consideration of a Professional Services Agreement (COF Contract No. 2017-0241) with Gresham Smith and Partners for the Pratt Lane Improvements Project for an Amount Not-to-Exceed \$67,000.00.**

Paul Holzen, Engineering Director

Jonathan Marston, Engineering Assistant Director

The Lampo Group Corporate Headquarters development is located in the Reams-Fleming Tract of Berry Farms. Conditions of approval required the developer to make improvements to the existing roadway facilities as coordinated with the City during the site plan design/development phase.

Boyle Investment Company and the Lampo Group negotiated the required on-site and off-site improvements associated with the development. As a result, the City agreed to be responsible for all necessary roadway and bridge improvements to Pratt Lane. The timing of improvements is undetermined and shall be at the sole discretion of BOMA. There is no funding in the CIP for Pratt Lane at this time. The approved access points for the proposed Lampo property shall be restricted and remain accessible for emergency vehicles only until the improvements are made. Money for the design of Pratt Lane is budgeted. The developer is building another road that will connect to Peytonsville Road and will be a City street.

- Alderman McLendon rejoined the meeting.

5. **17-0835 Discussion Regarding Irrigation Water Billing.**

Mark Hilty, ACA Public Works

Michelle Hatcher, Water Management Director

Customers have asked how the City bills for irrigation water.

Irrigation Systems

Existing methodologies related to irrigation systems

- Irrigation meter impact fee
- Water user fees associated with irrigation meters is the same as potable water
- Declining wastewater rate structure that acknowledges increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream

- Inclining water rate structure to capture costs associated with large demands caused by irrigation and other uses

Expressed concerns of existing structure

- Impact fee too costly to realize an acceptable return on investment
- Irrigation through potable water service line includes sanitary sewer fees

Common Options

- Irrigation system metering
- Seasonal pricing concept

Meter Size		Irrigation Meter Fee
¾"	\$	3,150
1"	\$	4,725
1½"	\$	6,300
2"	\$	7,875
3"	\$	9,450
4"	\$	11,025
6"	\$	12,600
8"	\$	14,175

Irrigation System Metering

Operations considerations of separate irrigation meters

- Improves metrics on water usage
- More precise with respect to sanitary sewer charges
- Increases City metering infrastructure
- Potential to considerably increase demands on the drinking water system

Impact fee and rate considerations

- Irrigation meter impact fee structure
 - ~ Affordability vs. equitability
 - ~ Water necessity vs. "luxury water"
- Impacts to water and sanitary sewer user rates

Irrigation System Seasonal Pricing

Operations Considerations of separate irrigation meters

- Metrics on water usage relies more on estimates
- Sanitary sewer charges are based on estimates in summer months; accuracy decreases
- Decreases City metering infrastructure
- Potential to considerably increase demands on the drinking water system

Impact fee and rate considerations

- Irrigation meter impact fee structure
 - ~ Affordability vs. equitability
 - ~ Water necessity vs. "luxury water"
- Impacts to water and sanitary sewer user rates

Surrounding Communities

- Metro Water Services: Sewer charges are calculated based on the amount of water used under most circumstances. An exception is made for residential customers during the months of April through November, when water is used to sprinkle lawns or wash cars. Since water used for these purposes does not go into the sewer, sewer service charges for residential bills are automatically adjusted during these months to reflect a "sprinkler credit." The winter quarter average (January, February, and March) plus 30% will be the maximum sewer charges billed.
- City of Brentwood: Sec.70-134. – Sewer rates. (a) The monthly sewer rate charged by the city shall consist of a base rate and, if applicable, a wastewater treatment cost surcharge. The combined base rate and surcharge shall be applied to each customer's average winter water consumption as billed in the months of December through March using the following rate schedule. For sewer customers who are not water customers of the city, the computation of average winter water consumption shall be based upon the four-month period that most closely corresponds to the used for other customers. The established combined rate per 1,000 gallons above the minimum bill shall be prorated for each 100 gallons consumed. (please refer to Brentwood's municipal code for more details)
- City of Spring Hill: Irrigation Meter Installations – To avoid paying the sewer charge on the water you use for watering your lawn or garden, you may choose to have an additional water meter installed to be used solely for irrigation. The total cost for this irrigation meter will be \$730.00 (\$400 tap fee, \$140 reserve fee, \$165 meter fee and a \$25 backflow device permit). These fees are due to the City of Spring Hill and do not cover the costs of installing the backflow device or the irrigation system. Please note that the City of Spring Hill does NOT install sprinkler systems or backflow devices. This is the responsibility of the homeowner.

- City of Murfreesboro: Section 33-51 - Reduction in charges for water excluded from sewerage system. – (B) Eligibility. (1) Customers are eligible for the adjustment of monthly sewer charges in only the following circumstances: (c) customers are eligible for the adjustment of monthly sewer charges in only the following circumstances: the customer is a residential or commercial customer who uses extra water for lawn or garden *irrigation* purposes and satisfies the requirements herein. The reduction period will be only for the months of April, May, June, July, August, September and October. If the consumption for a said month exceeds 120% of the monthly winter average calculated by averaging the months of November through March less the high and the low months, the customer shall not be charged sewer charges on the excess. If the customer does not have a consumption for winter average calculation as set forth above herein, the consumption average for the customer’s category plus 20% shall be used and 6,750 gallons shall be used as an average for residential applicants; or (d) the commercial or residential customer has and utilizes a separate water meter for an *irrigation* system.

Discussion:

- Several questions were answered by Mr. Hilty: How this translates, or does it, for customers on other water systems, how does buying 100% of water from Harpeth Valley in the summer work into this, and is this based on customer complaints.
- Alderman McLendon: Asked to see projections, models and impacts on the budget for seasonal pricing. Can it demonstrate if different customers have different uses? If water is going back into the sewer, the customer shouldn’t pay extra. Metering is too costly.
- Vice Mayor Bransford joined the meeting at 6:06 p.m.
 - Touched on maximum output exceeding 10 MGD, how much water can be purchased from Harpeth Valley, peak day output, not everyone uses irrigation water, why are meters so expensive, and will a consultant be required to look at the rates.

Mr. Hilty advised this will be looked into after the first of next year. Models, projections and impacts on budget can be provided.

**6. 17-0836 Discussion Regarding Evaluation and Repair of Large Diameter Sanitary Sewer Interceptors.
Mark Hilty, ACA Public Works
Michelle Hatcher, Water Management Director**

Michelle Hatcher provided a summary of findings from the evaluation of the large diameter sewer interceptors:

- 2014 - In an area behind Pinkerton Park there was a sinkhole above the 54” pipe. An underground spring flowing perpendicular to the pipe contributed to the failure. The repair was started immediately.
- February 3, 2017 – Sinkhole reported over the pipe alignment in the common area in Chestnut Bend. Failure in the pipe. Still working to find the cause. No spring in the area. Areas behind Chestnut Bend have been repaired.
- April 25, 2017 – Following a large rainfall that caused sections of the Harpeth River to flood, a second sinkhole appeared. Bypass pumping was already taking place. This was also over a 54” pipe.
- Mark Hilty related that when the February and April problems occurred, staff quickly got bypass pumping going. There is 400 ft. of line between the two sinkholes. Large debris was found in the pipe (boulders and rocks) that could not easily be removed. Three sections of pipe were replaced. Inspection of the rest of the pipe showed there was no water coming through. Reinspection in September showed it was working well.

Ongoing Repairs:

- Contractor performing cleanup last week behind Chestnut Bend and prepared for shut down during the Pilgrimage Festival.
- Anticipate starting bypass pumping again today and contractor to continue replacement of 63’ of line adjacent to the river.
- Anticipate around 1.5 to 2 weeks for the pipe installation, then backfill that area and continue to work to regrade the remaining sections of the site.
- During bypass pumping operations, staff will clean the pipe under the river with a jet truck and perform additional inspections.
- Pavement Repair:
 - ~ Staff met with Williamson County Parks Department (WCPD) to coordinate greenway repair.
 - ~ Once pumps and temporary forcemain are removed the Streets Department will coordinate with WCPD to complete the paving before this winter.

- Landscaping:
 - ~ WMD staff working with the City's landscape architect and arborist to create a plan that we will send to Chestnut Bend leadership review before we begin planting. A site visit is scheduled this week to start development of this plan.
- Reclaimed water will be turned back on next week for south customers.

Inspection Schedule

- Last week, inspection occurred from the repair site to the WTP.
- Multiple lines need significant cleaning from blockages caused by debris.
- Bypass pumping will resume today.
- Cleaning of the line under the river scheduled for Friday and then immediate reinspection to determine status.

Repair and Inspection Summary to Date

- Replaced 1,325 linear feet (LF) of 54" diameter interceptor with DIP
 - ~ Currently working on replacement of 63 LF of 54" diameter interceptor
- Rehabilitated 315 LF of 54" diameter interceptor using cured in-place pipe lining
- Construction cost to date approximately \$4.15M
- Inspected 46,300 LF of large diameter interceptors
 - ~ Approximately 4,700 LF remain (Hillsboro Road and WTP south to Mack Hatcher).

Discussion:

- Eric Stuckey: All pipes were installed at about the same time. The area addressed appropriately and do not expect any major problems in the other areas. Some priorities were reshuffled. Money was in the budget, but there may be a budget amendment required later. Reviewed 90% of the pipes. Responded as quickly as possible to issues.
- Alderman Skinner: Is an outside consultant needed for review?
- Mr. Hilty: Yes, a very experienced firm. Using sonar and laser technology as well as cameras.
- Alderman Barnhill: In layman's terms, why did the pipe fail in 15 years when it should have lasted 50 years.
- Mr. Stuckey: That is what is being assessed during the repair process. That information will be provided. Also, we have specialized legal counsel. \$4.15 million is a significant number.
- Alderman McLendon asked if there had been any sewer line breaks under the river. Mr. Hilty responded "no".
- Alderman Burger: How did you arrive at price points?
- Mr. Hilty: They were working under emergency conditions and working with consultants to get better prices and negotiate with the contractor. A large portion of the cost is attributed to pumping costs. He added that contractors were changed from section one to section two.
- Alderman Skinner commented that Ms. Hatcher, Mr. Hilty, and staff are to be commended for getting the job done so quickly.

7. 17-0824 Consideration of ORDINANCE 2017-40, "An Ordinance Amending Title 2, Chapter 4 of the Franklin Municipal Code Relative to Membership Requirements for the Sustainability Commission."

Andrew Orr, Principal Planner

Andrew Orr noted the membership requirements are being changed. The intent was to have the Commission membership consist of Franklin residents within the Urban Growth Boundary. They want to change the requirement to those who have strong Franklin ties. Citizens who work for Williamson County Schools and Williams, Inc. have expressed interest in serving on the Commission. The Commission believes allowing individuals with Franklin ties and professional connections to serve would be beneficial to the community and help create the most comprehensive and complete membership possible.

Discussion:

- Alderman Burger: Asked to limit the non-Franklin resident members to two or three individuals.

- Mr. Stuckey: They may need people who specialize in certain areas to get the right talents in place.
- Alderman Burger: Cap at two non-resident members that live or work in the UGB.
- Alderman Skinner pointed out that MTEMC is based in Murfreesboro and they have a representative on the Commission which counts as one of those positions.
- Alderman Burger asked that there be no more than three non-resident positions on the Commission.
- Alderman Petersen asked how people know when there is a vacancy on the Commission. Mr. Orr responded by advertising in the newspaper, social media, and by recommendation.

Other Business

None

Adjournment

Work Session adjourned @ 6:40 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 11:23 AM