

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, DECEMBER 12, 2017 – 5:00 P.M.**

Members

Mayor Ken Moore	P		
Vice Mayor Margaret Martin	P	Alderman Beverly Burger	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	A	Alderman Ann Petersen	P
Alderman Pearl Bransford	P	Alderman Scott Speedy	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	
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	P
Jordon Shaw, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	A

Call to Order

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

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. **17-1043 Presentation of ‘2017 Vital Signs’ by Nashville Area Chamber**
Michelle Gaston Brown, Nashville Chamber, and Mark Hamilton, Franklin resident gave a presentation:
- Nashville MPO has done a lot of work and is one of the sponsors.
 - 750 residents throughout two Metropolitan Statistical Areas (MSA) were polled from about 2 million people in the 17-county area. Some information is specific to Williamson County. Two-million people are in the Joint Metropolitan Area that includes Nashville and Clarksville.
 - 160,000 of the 2 million are foreign born.
 - 1 of 8 residents is over age 65.
 - \$135 billion economy – Median household income grew by 11.5% in the Nashville region between 2010 and 2015, but household income for African-Americans grew at less than half that rate, at 4.9%.
 - Workers must earn \$17.63 an hour to afford median rent.
 - Median home sale price is \$285,000
 - Cost burdened: having to spend more than 30% of your gross income on housing.
 - 78% of the region’s population say they experience more traffic than 62% a year ago.

- 72% of residents in the region say that quality of public schools is an important factor in determining where to live. 64% area residents with children report satisfaction with their local school district.
- Percentage of Adults with at least a 2-year college degree 40.5% in 2015. Williamson County – 62.7%.
- Need an increase in supply of affordable housing and expansion of transit service across the region.
- Williamson County: 81,000 workers travel into the County and 55,000 residents leave the county each day for work.
- Costs of Health and Wellness: Obesity-related productivity losses cost Nashville nearly a quarter of a billion dollars each year.
- Last year there were more death related opioid overdoses than in the entire Vietnam war.
- Employers should incentivize employees to get up and move around.

The Aldermen requested Williamson County specific information on commuters and education.

2. 17-1058 **Consideration of Including Provisions in the City’s Addressing Manual That Would Allow Developers of New Subdivisions the Option of Naming New Streets After City of Franklin Veterans Who Died in the Line of Duty.**

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community/Economic Development

Steve Ehrants, and Ken Ellis, VFW Post, were present to support this request. A video on this program in Chula Vista, CA was shown. It aired on all San Diego TV stations in May. The program to name city streets for fallen soldiers began there and spread to all cities in the county. The men have been working with Alderman Beverly Burger to see if the City of Franklin would adopt this program.

Positive feedback was received from developers. The program would be for new development. The memorial signs would be uniform using red, white and blue, and have an American Flag on them as well.

Mr. Stuckey indicated staff would work on this and bring it back to BOMA.

3. 17-1078 **Consideration of Event Permit for Eat the Street 2018 Benefitting 21st District Recovery Court in Downtown Franklin on May 4, 2018.**

Deb Faulkner, Police Chief

No questions of comments.

4. 17-1079 **Consideration of Event Permit for Main Street BrewFest Sponsored by the Downtown Franklin Association on March 17, 2018 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments.

5. 17-1042 **Consideration of 2018 Liquor License Renewal for Red Dog Wine & Spirits (Mr. Bard Quillman, Jr., Managing Agent), 1031 Riverside Drive, 37064**

Lanaii Benne, Assistant City Recorder

No questions or comments

6. 17-0972 **Consideration of ORDINANCE 2016-25; “An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25, Parks, and to Add a New Chapter 4 in Order to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and**

Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, in Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.”

Eric Stuckey, City Administrator
Vernon Gerth, ACA Community/Economic Development
Lisa Clayton, Parks Director

7. 17-0973 **Consideration of ORDINANCE 2016-36, To Be Entitled: “An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee To Amend Subsections 5.5.4 Pertaining To The Requirements For The Dedication Of Land For Parks And Greenways/Blueways.”**

Alderman Ann Petersen
James Svoboda, Assistant Director Planning

Items 6 and 7 taken together. Follow-up from last meeting.

Proposed Ordinance 2016-25 accomplishes the following:

1. Removes Parkland Dedication from the City’s Zoning Ordinance and places the requirements in the Municipal Code. This ordinance is similar to the Road Impact Fees Ordinance and will allow for a more efficient implementation of the ordinance concurrent with the development review process.
2. Ensures new residential development contributes its proportionate share of improved parkland and greenways through the contribution of parkland impact fees, parkland dedication, and/or by the inclusion of park-like amenities and greenways within proposed residential development.
3. Creates a nexus between existing parkland and greenways to the impact associated with new residential development by requiring 75% of the parkland impact fees collected be used to fund the creation of additional parkland in the same quadrant where proposed development is located and with 25% of the parkland impact fees to be used to fund adding capacity to new citywide, community Parks.
4. Provides for offsets (an incentive) to developers who incorporate park-like amenities and greenways into their developments. The incentive for private amenities is 25% of the total parkland impact obligation after 25% has been subtracted for Community-type Parks.
5. Provides a mechanism for updating the value of land and the cost of improving parks and greenways in conjunction with the Williamson County Assessor’s Office reassessment of property, which occurs every five years.

Since 2013, close to \$6 million has been collected and \$2 million is pending. It was asked if BOMA wants to utilize these funds 25% for community parks citywide, and 75% allocated in the quadrant in which it was generated. The proposed ordinance has a provision that the money must be allocated within 10 years of receipt.

Alderman Petersen wondered if a time limit should be put on the \$8 million, although it is hoped it will be spent in less than 10 years. Perhaps not encumber that with the 10-year time limit.

Discussion:

- Need to show developers accountability for use of the money collected.
- There are some legalities.
- The Board doesn’t know what the projects are.
- Some have been identified, such as Southeast Park and the acquisition of Robinson Lake.
- Alderman Barnhill suggested to pull out the Parks projects from the CIP for review.
- 25% must go to a community park.
- There are very few neighborhood parks.
- Development is taking place in all 4 quadrants.

- Show BOMA examples of what constitutes a good neighborhood park.
- Lisa Clayton said they want to see smaller parks built on the FEMA properties.
- Consider a special work session to discuss this item.
- Developers are including neighborhood parks in their developments.

To be addressed again in January.

8. 17-1029 **★Consideration of Amendment No. 5 to the Professional Services Agreement (COF Contract No. 2012-0183) With Smith Seckman Reid, Inc. (SSR) for the Water Treatment Plant (WTP) Modifications Project in an Amount Not-to-Exceed \$93,750.00.**

Mark Hilty, ACA Public Works

Michelle Hatcher, Water Management Director

Alderman Martin was recused and left the meeting.

This was discussed at the last CIC meeting and the Water Management Department as offered additional options:

- City staff taking over the Representative Project Engineer (RPR) and Construction Administration (CA) services,
- Contract award to a new consultant to assume duties of the RPR and CA, or
- Maintain the current contract with SSR, with contract amendment approval.

There would be shortfalls in time and money if the first two options were chosen. Staff recommends continuing with SSR for continuity and cost efficiency.

9. 17-1080 **★Consideration of Procurement Award to Franklin Disposal, LLC, of Franklin, Tennessee in the Amount of \$3.25 Per Container Per Day for the Purchase of Servicing of Public Refuse Collection Containers Located in Downtown Franklin for a Term of Service for the Sanitation and Environmental Services Department (Purchasing Office Procurement Solicitation No. 2018-010; Contract No. 2017-0331).**

Mark Hilty, ACA Public Works

Jack Tucker, Interim SES Director

Having refuse picked up downtown, primarily on weekends, has worked well. Recommend extending this service from 3 days to 7 days per week. SES workers will keep on with their core services. The cost will go from \$22,000 to \$55,000 and the SES budget can accommodate the increase. This new service was inadvertently left out of the budget.

10. 17-1033 **Presentation of Recommendations from Downtown Parking Capacity and Management Study (COF Contract No. 2016-0230).**

Paul Holzen, Engineering Director

Representatives from Walker and Volkert were present. Quite a bit of information was given at the last meeting. The information has been broken out into major topics on the next page.

Overview of Parking Study Recommendations

Parking Study - Immediate Recommendations	Description
Evaluate and Update Title 15 - Motor Vehicles, Traffic and Parking within Municipal Code	Reduce the parking time from four consecutive hours to two consecutive hours for on-street parking. Evaluate current fee structure associated with parking violations. Complete an overall review of Title 15.
Pedestrian Improvements - 4th Ave South	Install a brick cross walk on 4th Ave South at the existing garage/alley.
Pavement Marking Upgrades	Updating the pavement marking on all city streets to have designated parking and no parking spaces marked within the public right-of-way.

Parking - Short Term Recommendations	Project Description
Surface Parking Lot Land Acquisition	Pursue the acquisition of land within the NE and SE area of the downtown area to accommodate a future public surface parking lot.
Metered Parking - On Street	Evaluate phasing, potential revenue and feasibility associated with metering on-street parking within the downtown area.
Metered Parking - Structured Parking	Evaluate phasing, potential revenue and feasibility associated with metering parking garages within the downtown area.

Parking - Mid Term Recommendations	Project Description
Columbia Ave - Parking Garage	Pursue the acquisition of land and the construction of structure Parking Garage along Columbia Ave.
5th Ave North and Main Street - Parking Garage	Pursue the acquisition of land and the construction of structure Parking Garage near 5th Ave North and Main Street.
Construction of Surface Parking lots	As part of the CIP process the board should prioritize the construction of a surface parking lots in the NE and SE area of the downtown area.

Parking - Long Term Recommendations	Project Description
Parking Authority	Evaluate the pros and cons associated with a Parking Authority and determine the best way to manage parking long term within the downtown area.

There are significant policy changes to deal with, the existing parking ordinance is out of date.

Citizen Comment:

- Teri Gordon, 533 Solomon Drive: As a member of St. Philip Catholic Church she asked the Board to keep in mind the churches in downtown Franklin that must utilize public parking. Some do not have their own designated parking and use the streets and garages on Sundays. Some churches have activities on week nights. Accommodations or drop off spaces for the elderly and handicapped would be welcomed as well. Some folks do not have smart phones which would make it an inconvenience to pay the parking fines.

Discussion:

- Vice Mayor Martin: There should be no parking charges on Sundays.
- Brad Thompson: There are a multitude of options.
- Alderman Burger: Similar cities with many tourists, cut paid parking off at 5:00 p.m. and do not charge on Sundays.
- Alderman Bransford asked about the location of properties to be acquired for surface parking.
- Paul Holzen: Staff will look for whatever is available. He added that it is important to identify surface parking areas before meters would be installed elsewhere. Employees will probably park on these surface areas.
- Technology installation in garages has started with security cameras and eventually available parking spaces will be identified before cars enter the garage, thus eliminating cars driving through the garages looking for spaces when there are none available.
- Safety aspects are important for the surface lots as employees will be walking a couple of blocks to get to work instead of parking in the garages. Smooth sidewalks, proper lighting, etc. are important.
- Alderman Petersen: The area around 5th and Main is in the floodplain and it has been found that pervious paving is unsatisfactory as the mud invades the pavement.
- Vice Mayor Martin: Mentioned others parking in front of residences blocking driveways and fire hydrants.
- Mr. Thompson: Restriping streets and other measures should help with several problems mentioned.

11. 17-1059 Proposed 2018 Calendar of Board of Mayor and Aldermen Meetings
Eric Stuckey, City Administrator

No questions or comments.

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 1/30/2019 9:48 AM