

**MINUTES OF THE SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, MARCH 24, 2015 – 7:00 P.M.**

**Board Members**

Mayor Ken Moore	A		
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 Michael Skinner	P

**Department Directors/Staff**

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

**Call to Order**

Vice Mayor Clyde Barnhill called the March 24, 2015, meeting to order at 7:27 p.m.

**Invocation**

Vice Mayor Barnhill gave the invocation.

**Pledge of Allegiance**

Alderman Michael Skinner led the Pledge of Allegiance to the Flag of the United States of America.

**Citizen Comments (Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Board of Mayor and Aldermen shall make no decisions or consideration of action of citizen comments, except to refer the matter to the City Administrator for administrative consideration, or to schedule the matter for Board consideration at a later date. Those citizens addressing the Board of Mayor and Aldermen are requested to come to the microphone and identify themselves by name and address for the official record)**

- Robert Stewart, 106 Mayberry Court, Miles Manor, Franklin: Spoke to making sidewalks on Franklin Road a top priority. He and his wife and many other people walk downtown on Franklin Road. In places the space to walk is 79 inches and others just 15 inches, and there is a deep drainage ditch next to the road. It is very dangerous with all the traffic on the roadway. At the least a sidewalk on one side would help. It would be an improvement for mobility. He said they love living in Franklin.
- Doug Revere, 108 Mayberry Court, Miles Manor, Franklin: The lack of sidewalks is a problem that is acute during festivals with cars parking at The Factory and at Harlinsdale. Even though there are shuttle buses, a large number of people don't use them and prefer to walk. He has almost been hit several times. He recognizes the challenge is the lack of money to build the road out in full Streetscape. He feels the cost to do that is too large to do the project in any given year. He asked that consideration be given to an interim plan. Do what is necessary to build sidewalks and add the streetscape elements later.

**Communications from Williamson County Mayor and Williamson County Commission**

None in attendance

**1. Approval of Minutes**

*The March 10, 2015 Work Session and Board of Mayor and Aldermen minutes were not available.*

**Recognitions**

None

**Miscellaneous Reports**

- Temporary Fire Station #7  
Eric Stuckey noted Temporary Fire Station #7 is manned and equipped. He recognized Fire personnel, County AG Center staff, and Brad Wilson, Facilities Project Manager, for the extra effort to get this station up and running in a short time period.
- Sizzle Awards  
The City of Franklin won two 1<sup>st</sup> Place and one 3<sup>rd</sup> Place Sizzle Awards last night. First Place for Downtown and the Public Square being the Top Tourist Attraction in Williamson County, and for best parks, 1<sup>st</sup> Place to Pinkerton Park, and 3<sup>rd</sup> Place to Harlinsdale Farm Park. Alderman Blanton commented that Downtown and Public Square received the most votes in any category.
- Triple-A Bond Rating  
Mr. Stuckey announced that the City's triple-A bond rating has been reconfirmed from two rating agencies. This places Franklin in the top ranks of cities across the country. The City will be selling bonds, \$15,000,000, to move forward on several projects.
- Main Street Festival  
Alderman Burger announced the annual Main Street Festival will be held April 25<sup>th</sup> and 26<sup>th</sup>.
- Joint Session BOMA and Housing Commission  
On Monday, April 6, 2015 @ 4:00 p.m. there will be a joint meeting to discuss follow-up to two housing summits, and to look at housing needs in the Community. It will be held in the Board Room and is a public meeting.
- Public Meeting on Potential Carlisle Lane Realignment  
April 9, 2015 @ 6:30 p.m. public meeting in the Board Room to discuss potential realignment of Carlisle Lane

**2. CONSENT AGENDA**

All items under the Consent Agenda are deemed non-controversial and routine in nature by the governing body. They will be approved as recommended by Committee or staff by one motion of the governing body. The items on the Consent Agenda will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request that it be removed from the Consent Agenda and be placed on the Regular Agenda. It will then be considered at that time. Staff recommends that Item Numbers 11-22 be placed on the Consent Agenda.

Alderman Blanton requested Item 14 be removed and deferred.

*Alderman Burger moved to approve the Consent Agenda Items 11-13 and 15-22. Seconded by Alderman Bransford. Motion carried unanimously 6-0.*

**OLD BUSINESS**

- 3. Consideration of ORDINANCE 2015-03, An Ordinance Amending the City of Franklin Municipal Code Title 21, Chapter 7, Sections 2-702 and 21-703 Titled Inclusionary Housing for Previously Approved Planned Unit Developments (PUD)  
[Second and Final Reading]**

**Eric Stuckey, City Administrator  
Vernon Gerth, ACA Community/Economic Development**

*Alderman Bransford moved to approve Ordinance 2015-03. Seconded by Alderman Blanton.*

**Discussion:**

- Alderman Martin said she would vote against this ordinance because she didn't understand it.
- Alderman Burger related that she voted against this at First Reading because she has issues with inclusionary housing and she is not comfortable with the extension. There is too much to be discussed.

- Alderman Petersen explained inclusionary housing would still be in effect. The amendment is to remove the 2010 date and allow developers to request additional density on projects after 2010.
- Mr. Stuckey added that it is an opportunity for the developer to contribute to affordable housing or designate units as affordable housing.
- In answer to the question of how many opportunities were missed because of this stipulation, Catherine Powers said none. When Assistant City Administrator Vernon Gerth realized this hadn't continued, he started the process to eliminate the stipulation to give all developers the opportunity to provide affordable housing.
- Alderman Burger stated that she is not for inclusionary zoning period.

*Motion to approve Ordinance 2015-03 on Second and Final Reading carried 4-2, with Aldermen Burger and Martin voting no.*

### NEW BUSINESS

4. **Consideration of ORDINANCE 2014-28, Amending Table 3-2; Permitted Uses and Chapter 8 Definitions, to Allow Short-Term Vacation Rentals in Various Zoning Districts.**  
**[First of Three Readings]**

**Vernon Gerth, ACA Community/Economic Development  
Chris Bridgewater, BNS Director**

*Alderman Burger moved to defer Ordinance 2014-28 to the April 14, 2015 Work Session and BOMA meeting. Seconded by Alderman Blanton. Motion carried unanimously 6-0.*

5. **Consideration of the Professional Services Agreement (COF Contract No. 2015-0052) with Sullivan Engineering, Inc. for the Final Design of the East McEwen Drive Phase 4 Improvements, from Cool Springs Boulevard to Wilson Pike, in an Amount Not to Exceed \$713,000.00**

**Paul Holzen, Engineering Director**

*With a Hurrah! Alderman Burger moved to approve COF Contract 2015-0052. Seconded with a Hurrah! by Alderman Martin. Motion carried unanimously 6-9.*

Alderman Burger noted the design is from the roundabout at Oxford Glen all the way to Wilson Pike.

6. **Consideration of Professional Services Agreement (COF Contract No. 2015-0058) with Garver for Construction Engineering and Inspection Services for the Fieldstone Farms Pump Station No. 1 Improvements Project in an Amount Not to Exceed \$196,000.00.**

**Paul Holzen, Engineering Director**

*Alderman Bransford moved to approve COF Contract 2015-0058. Seconded by Alderman Skinner. Motion carried unanimously.*

7. **Consideration of a Contract with Socrata for Technology Services, COF Contract 2014-0349, in an Amount of \$24,989.00.**

**Michael Walters Young, BPI Manager**

**Eric Stuckey, City Administrator**

Mr. Stuckey said this software is to help citizens obtain information on how the City works, and is for greater transparency.

Michael Walters-Young explained the City wants to make sure citizens and taxpayers have the tools to look at the City's Strategic Plan and input into operations, performance measures, templates, and scorecards to see how the City is doing. Anyone at any time will have access to the plan, a theme, sub-theme, a goal and the data behind it. Approximately 599 cities are doing this, and more than 200 cities use Socrata, including Metro Nashville. It should be up and running in late spring or early summer.

*Alderman Skinner moved to approve COF Contract 2014-0349. Seconded by Alderman Bransford. Motion carried unanimously.*

8. **Consideration of Contract Award for Financial and Compliance Auditing Services for The City for the Fiscal Year Ending June 30, 2015, With Up to Four (4) Additional Consecutive One-Year Optional**

**Renewals for Fees Established at the Time of the Initial Proposal, for a Maximum Possible Term of Award of Auditing Five (5) Fiscal Years Total (Purchasing Office Procurement Solicitation No. 2015-020; To Be Budgeted in Future Fiscal Year Budgets; Contract No. 2015-0060)**

**Russ Truell, ACA Finance & Administration  
Mike Lowe, Comptroller**

Mr. Stuckey noted that the Budget & Finance Committee, which is also the Audit Committee, forwarded this recommendation.

*Alderman Bransford moved to approve Audit Contract for the City. Seconded by Alderman Martin. Motion carried unanimously.*

9. **Consideration of Contract Award for Financial and Compliance Auditing Services for The Conference Center at Cool Springs for the fiscal Year Ending June 30, 2015, With Up to Four (4) Additional Consecutive One-Year Optional Renewals for Fees Established at the Time of the Initial Proposal, for a Maximum Possible Term of Award of Auditing Five (5) Fiscal Years Total (Purchasing Office Procurement Solicitation No. 2015-021; To Be Budgeted in Future Fiscal Year Budgets; Contract No. 2015-0061)**

**Russ Truell, ACA Finance & Administration  
Mike Lowe, Comptroller**

*Alderman Burger moved to approve Audit Contract for The Conference Center at Cool Springs. Seconded by Alderman Blanton. Motion carried unanimously.*

10. **Consideration of Mayor's Reappointment of Justin Stelter to the Tree Commission.**

**Dr. Ken Moore, Mayor**

*Alderman Skinner moved to approve the Reappointment of Justin Stelter to the Tree Commission. Seconded by Alderman Blanton. Motion carried unanimously.*

#### CONSENT AGENDA

11. **Consideration of ORDINANCE 2014-37, Amending the Zoning Ordinance by Removing Section 2.4.2 (11) Entitled Amendments or Revisions Approving Development Plan or (PUD) Concept Plan or PUD Regulating Plan and Section 2.4.2 (12) Entitled PUD's Approved between July 1, 2008 and January 10, 2012, and to Replace with a New Section 2.4.2 (11) to be Entitled Amendment or Revisions to an Approved PUD Development Plan, Concept Plan or Regulating Plan and to Renumber Successive Sections Accordingly.**

**[Third and Final Reading]**

**Alderman Ann Petersen, FMPC Representative**

*Ordinance 2014-37 approved unanimously on Third and Final Reading.*

12. **Consideration of ORDINANCE 2014-41, To Be Entitled "An Ordinance to Rezone 4.48 Acres From Central Commercial District (CC) To Specific Development-Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee.**

**[Third and Final Reading]**

**Alderman Ann Petersen, FMPC Representative**

*Ordinance 2014-41 approved unanimously on Third and Final Reading.*

13. **Consideration of ORDINANCE 2015-01, To Be Entitled "An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District To Specific Development-Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD)**

**[Third and Final Reading]**

**Alderman Ann Petersen, FMPC Representative**

*Ordinance 2015-01 approved unanimously on Third and Final Reading.*

14. **Consideration of Ordinance 2015-02, An Ordinance to Amend Title 12, Chapter 10 of the Franklin Municipal Code Amending the International Residential Code, 2012 Edition, Requiring Fire Sprinklers in Some Townhomes.**

**[First of Two Readings]**

**Chris Bridgewater, BNS Director  
Andy King, Deputy Chief Fire**

*Alderman Blanton moved to defer Ordinance 2015-02 to the April 14 Work Session and BOMA meeting. Seconded by Alderman Bransford.*

Lengthy discussion ensued because of a misunderstanding of the amendment. As the result of a recent audit, the State mandated fire sprinklers be installed in NEW construction townhomes according to the guidelines spelled out in Ordinance 2015-02.

Amendment:

**R313.1 Townhouse Automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses.

**Exceptions:**

1. *An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.*
2. *An automatic fire sprinkler system shall not be required in a three (3) unit townhouse with less than five thousand (5,000) gross square feet and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall.*

*Aldermen Blanton withdrew her motion to defer Ordinance 2015-02 and Alderman Bransford withdrew her second.*

*Alderman Blanton moved to approve Ordinance 2015-02. Seconded by Alderman Skinner. Motion carried unanimously 6-0 on First of Two Readings.*

15. **Consideration of RESOLUTION 2015-14, "A Resolution Authorizing Condemnation for the Acquisition of Right-of-Way and Easements for the SR-96 East Pedestrian Facility Improvements Project."**  
David Parker, City Engineer/CIP Executive  
Paul Holzen, Engineering Director  
*Resolution 2015-14 approved unanimously.*
16. **Consideration of RESOLUTION 2015-15, "A Resolution Authorizing Condemnation for the Acquisition of Right-of-Way and Easements for the SR-96 West Pedestrian Facility Improvements Project."**  
David Parker, City Engineer/CIP Executive  
Paul Holzen, Engineering Director  
*Resolution 2015-15 approved unanimously.*
17. **Consideration of Bid Award to Landscape Services, Inc. of Nashville, Tennessee in the Estimated Total Amount of \$30,900 per Mowing Season for City Facility Landscaping and Related Contract Services Through Calendar Year 2016, with one (1) Option to Extend the Term of Service for Calendar Year 2017, for the Facilities Maintenance Department (Purchasing Office Procurement Solicitation No. 2015-028; \$30,000 Budgeted in 110-82599-41320 for Fiscal Year 2015; Contract No. 2015-0055)**  
*Approved unanimously* Brad Wilson, Facilities Project Manager
18. **Consideration of Water Availability Request for 3104 Del Rio Pike.**  
*Approved unanimously* Paul Holzen, Engineering Director
19. **Consideration of a Water Main Construction Agreement (COF Contract 2014-0326) with Rural Plains Partnership for Berry Farms Section 4.**  
*Approved unanimously* Paul Holzen, Engineering Director
20. **Consideration of Change Order 2 to COF Contract 2010-0045 with Infor Technologies in an Amount of \$49,850.00 for Utility Billing Software Implementation (Testing Phase)**  
*Approved unanimously* Fred Banner, IT Director
21. **Acknowledge Report of Contract Award to JP Yard LLC of Spring Hill, Tennessee in the Estimated Total Amount of \$7,400 for City-Owned Property Mowing and Related Contract Services for the Calendar Year 2015 Mowing Season for the Parks Department (Purchasing Office Procurement**

Solicitation No. 2015-024; \$10,000 Budgeted in 110-82599-44700 for Fiscal Year 2015; Contract No. 2015-0054)

*Approved unanimously*

Lisa Clayton, Parks Director

22. **Acknowledge Report of Execution of Interlocal Participation Agreement with National Purchasing Cooperative (Contract No. 2014-0333)**

*Approved unanimously*

Brian Wilcox

NO EXECUTIVE SESSION HELD

**EXECUTIVE SESSION**

23. **Consideration of Motion to Enter Executive Session for the Purpose of Reviewing Various Matters of Pending Litigation**

Shauna Billingsley, City Attorney

**RETURN FROM EXECUTIVE SESSION**

24. **Consideration of Matters from Executive Session**

Dr. Ken Moore, Mayor

**ADJOURN**

*Alderman Blanton moved to adjourn. Seconded by Alderman Skinner. Motion carried unanimously.*

Meeting adjourned @ 8:08 p.m.

  
Clyde Barnhill, Vice Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office -- Updated: 4/13/2015 9:24 AM