

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, AUGUST 22, 2017 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Pearl Bransford	A	Alderman Dana McLendon	P
Alderman Clyde Barnhill	A	Alderman Margaret Martin	P
Alderman Brandy Blanton	A	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	
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	P	Joe York, Streets Director	P
Jordan Shaw, IT Director	P	Lanaai 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 5:00 p.m.

Mayor Moore announced the new rule for those wanting to speak at a meeting. Speaker cards are to be completed and given to the mayor prior to the meeting being called to order. Cards will not be accepted during the meeting.

Citizen Comments

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

1. **17-0370 ★Consideration of RESOLUTION 2017-64 Authorizing and Directing the Industrial Development Board of the City of Franklin to Prepay a Portion of its Taxable Rate Tax Increment Revenue Refunding Bonds, Series 2015A (Variable Rate)**

Kristine Tallent, ACA/CFO

Mr. Stuckey noted the TIF District was instituted around the Nissan group several years ago. The District is a one-mile circle around the intersection of I-65 and McEwen. The TIF District 2005 Bond issue was refinanced in 2015. Outside debt and the City must be paid before the TIF District can be retired. Beginning in FY 2018, more money will go to debt service.

Ms. Tallent provided an update of TIF District Financial and FY 2017 Results:

- Assessed valuation within the district increased by 54% 2016 and FY 2017, which was also the year of countywide reappraisal.
- FY 2017 taxes billed is inclusive of amount outstanding as of 6/30/17 of \$34,957 and appealed taxes of \$46,589.
- Debt Service due for 2015 TIF Bonds - Future debt service has maximum annual principal and

interest expense in FY 2024 of \$1,456,062. Average annual debt service FY 2018-2025 is \$1,326,547. Interest due on variable rate bonds is assumed at a rate of 1.8125%.

FY 2017 Summary of Financial Results:

FY 2017 Billed Property Taxes	\$1,839,725
(Less: Uncollected Taxes as of 6/30/17)	(34,957)
(Less: Appeal of Assessment Pending as of 6/30/17)	(46,589)
Property Taxes Net of Uncollected Taxes and Appeals	\$1,782,968
FY 2017 Principal and Interest Paid of Bonds	\$969,717
Net Property Taxes Less Debt Service Expense	\$813,251

Recommendation for Allocation of FY 2017 Property Taxes After Payment of Debt Service:

FY 2017 Property Taxes After Payment of Debt Service	\$813,251
Use of Proceeds (Part 1)	
2015 TIF Bonds Outstanding as of 6/30/2017	
Fixed Rate Bonds due FY 2018-2020	\$3,048,990
Variable Rate Bonds due FY 2020-FY 2025	7,150,000
	\$10,198,990
(Less: FY2017 Additional Proceeds)	(\$700,000)
2015 TIF Bonds Outstanding Following Defeasance	\$9,498,990
Use of Proceeds (Part 2)	
Loan Amount due to City from Previous Year's Transfers	\$2,447,702
(Less: FY 2017 Additional Proceeds)	(113,251)
Loan Amount due to City Following Allocation of Taxes	\$2,334,451

Next Steps for Allocation of FY2017 Property Taxes

1. BOMA Approval of Resolution Authorizing Industrial Development Board to redeem early a portion of the 2015 Bonds
2. Administrative approval of Industrial Development Board
3. Notice Sent to Bank (BB&T) and Date of Defeasance Established

Minimal Transaction Costs for Bond Defeasance (Bond Counsel). No prepayment penalty
No Further Board Action required to reduce Loan Amount due to City.

2. 17-0734 Overview of the Purpose and Methodology Associated with Revising the City's Parkland Impact Fee Ordinance. The formal Ordinance to be presented at a Future Meeting.

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

Mr. Gerth talked about the purpose of parkland dedication and the purpose of the Ordinance. It doesn't create additional parkland.

Parkland Impact Fee:

BASED ON THE AVERAGE COST OF PARKLAND PER DWELLING UNIT AND THE COST TO DEVELOP A 5-ACRE PARK PER DWELLING UNIT

- Cost of Parkland per Dwelling Unit \$ 893
 - Cost to Develop 5-acre park per Dwelling Unit \$3,409
- \$4,302 per Dwelling Unit**

Parkland Dedication in Lieu of Parkland Impact Fee:

THE VALUE OF OFF-SETS THAT MAY BE GRANTED FOR PARKLAND DEDICATION ARE BASED ON THE AMOUNT OF LAND BEING DEDICATED MULTIPLIED BY THE 2017 CITYWIDE AVERAGE PRICE OF LAND PER ACRE.

- Cost of 1 Acre of Land (Outside Floodplain) = \$62,000
- Cost of 1 Acre of Land (Inside Floodplain) = \$46,000

If the amount of parkland is greater than or equal to 5 acres:

- Eligible to receive offsets on 100% of the total value of the Parkland Impact Fee

If the amount of Parkland proposed is Less Than 5 Acres:

- The developer pays 25% of the Parkland Impact Fee into the citywide fund for Community Parks.
- The developer is eligible to receive offsets from the remaining 75% of the Parkland Impact Fee to be used to create or expand parks within the quadrant of the City where the development is located.

The Ordinance creates incentive for development to put park-like amenities within a development.

Discussion:

- Costs and calculations discussed.
- Alderman McLendon: Not every park should be maintained by the City. Some parks would benefit a few residents while others would benefit the community.
- Alderman Petersen asked for a list of all the swimming pools and where they are located.

To be discussed further.

3. **17-0748** ★ **Consideration of a DRAFT Professional Services Agreement (COF 2017-0205) with CDM Smith, Inc. for an Amount Not-to-Exceed \$97,100 for the Robinson Lake Dam Conceptual Engineering Report.**

**Mark Hilty, ACA Public Works
Paul Holzen, Engineering Director**

This agreement is still being finalized. Mr. Stuckey asked that the motion for approval include a statement that final approval will be when the City Administrator makes the necessary changes.

4. **17-0749** ★ **Consideration of DRAFT Amendment No. 1 (COF 2015-0172) to the Carothers Parkway and Meridian Boulevard/Gillespie Drive Intersection Improvements Agreement with the Meridian Cool Springs Owner's Association, Inc.**

Paul Holzen, Engineering Director

City Partnership with Meridian Cool Springs Owners Association. Additional cost for repaving. Project cost \$672,263.38. The City is responsible for \$331,483.50.

5. **17-0733** **Consideration of Sanitary Sewer Reimbursement Agreement (COF 2017-0132) Between the City of Franklin and Clayton Properties Group, Inc. with respect to the Shadow Green Subdivision PUD.**

**Mark Hilty, ACA Public Works
Michelle Hatcher, Water Management Director
Paul Holzen, Engineering Director**

Items 5 through 7 are related. Capacity problems with sewer line. Upsizing project approximately \$950,000 with the developer paying 37% of the project.

6. **17-0312** **Consideration of ORDINANCE 2017-13, To Be Entitled: "An Ordinance to Rezone 36.71 Acres from Light Industrial (LI) District to Specific Development-Residential (SD-R 5.0) District & 15.83 Acres from Light Industrial (LI) District to Estate Residential (ER) District for the Shadow Green PUD Subdivision, for the Property Located at 1152 Hillview Lane.**

**Emily Hunter, Planning & Sustainability Director
Amy Diaz Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner**

Additional 182 units with the condition added regarding alignment with the intersection at Mack Hatcher. Staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment.

- Greg Gamble, 716 Hampton Cove, Franklin: Rezoning to Estate Residential is to match property to the south of this development. Alignment goes over the highest point of the property and it is proposed the realignment go in the valley. Propose future connection to Mack Hatcher be

constructed by the developer, connecting from the development to Mack Hatcher. Pre-planning, etc. would take place with this development.

- TDOT reviewed this and wants the client to do an environmental analysis.
- Paul Holzen: Would have to tie in future trail at Hillview Lane. Need TDOT approval.

7. **17-0314 Consideration of RESOLUTION 2017-20, To Be Entitled: “A Resolution Approving a Development Plan for the Shadow Green PUD Subdivision, for the Property Located at 1152 Hillview Lane.”**

**Emily Hunter, Planning & Sustainability Director
Amy Diaz Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner**

See Items 5 and 6.

8. **17-0450 ★Consideration of ORDINANCE 2017-04, An Ordinance Establishing Standards for Small Wireless Facilities in the Public Rights-of-Way.**

**Eric Stuckey, City Administrator
Vernon Gerth, ACA Community & Economic Development
Shauna Billingsley, City Attorney**

Items 8 and 9 taken together.

9. **17-0732 ★Consideration of ORDINANCE 2017-25, To Be Entitled: “An Ordinance to Amend Appendix A – Comprehensive Fees and Penalties, Chapter 16 – Streets and Sidewalks, etc. Relative to Creating Small Cell Facility Permit Fees and Fees for Use of City-owned Property and Public Right-of-Way.”**

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

These ordinances are relative to monitoring the installation of Small Wireless Facilities within the public right-of-way and other City property. Pictures of installations were again displayed to show they are aesthetically pleasing and unobtrusive.

Anyone wanting to install a device within 500’ of residential must get approval of the Planning Commission. Within historic areas, a certificate of appropriateness must be obtained. Following approval, a permit to install must be secured, and there will be an annual fee.

10. **17-0657 Periodic Review and Update of City Strategic Plan, Franklin *Forward*.**

**Eric Stuckey, City Administrator
Michael Walters Young, Budget & Analytic Manager**

Michael Walters Young presented this as a follow-up item and answered questions that were posed.

Other Business

None

Adjournment

Work Session adjourned @ 6:38 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Lanaii Benne, Assistant City Recorder, City Administrator’s Office - updated 10/24/2017 11:10 AM