

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, APRIL 28, 2015 – 5:00 P.M.**

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	P
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	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Deb Faulkner, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	
Chris Bridgewater, BNS Director		Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director	P		

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. **Consideration of Event Permit for Viva la Diva 5K/10K sponsored by FiftyForward in Cool Springs on November 14, 2015.**

Deb Faulkner, Police Chief

Vice Mayor Barnhill said he received an email from the applicant that answered all the questions he asked at the last Work Session.
2. **Consideration of Event Permit for Made South Market and Presale Event at the Park at Harlinsdale Farm on September 11-12, 2015.**

Lisa Clayton, Parks Director

Applicant Christopher Thomas came forward to respond to questions asked. Vanderbilt Children's Hospital Williamson County will receive 10% of the profits with 90% to his for-profit business. Monique McCullough clarified that the ordinance does not prohibit a for-profit business from renting park property; however, they cannot apply for a beer permit. Beer will be served by the caterers ABC certified staff at the pre-event party, but beer will not be sold. This event will bring in 95 small businesses with their wares.
3. **★Consideration of Liquor License Renewal for Brinkmann's Wine & Spirits (Timothy Brinkmann and Ann Brinkmann, Managing Agents), 103 International Drive, Suite 100, Franklin, TN 37067**

Lanaii Benne, Assistant City Recorder

Routine renewal.
4. **★Consideration of Liquor License Renewal for Case Select Wines and Liquors (Thomas Michael Klaritch, Managing Agent), 3046 Columbia Avenue, Franklin, TN 37064.**

Lanaii Benne, Assistant City Recorder

Routine renewal.

(Item 6 taken before Item 5)

5. Presentation of the 2014 Development Report

Brad Baumgartner, Planner

Brad Baumgartner gave a recap of the Development Report:

Interesting Facts:

- ◆ City grew by an estimated 2.8% to a population of approximately 70,700
- ◆ Based on growth rate, City is projected to have approximately 85,000 residents by 2020 (additional 14, 000)
- ◆ 61.01 acres annexed in 2014, bringing the total size of the City to 41.6 square miles
- ◆ New residential developments approved totaled 1,469 units (1,122 of those units (76%) were apartments)
- ◆ Approximately 900 new residential units constructed in 2014
- ◆ 9,849 residential units in the pipeline for construction, almost a third of the City's existing housing stock (30,323)
- ◆ City averages about 10,000 units in the pipeline in any given year
- ◆ Over the last 10 years about 7,500 dwelling units added to the City's housing stock.

Existing Housing Stock:

Type of Housing	# Dwelling Units	% of Total Housing Stock
Single Family	17,543	58%
Manufactured Home	408	1%
Duplex	1,122	4%
Multifamily: Townhome/Condo	3,181	10%
Multifamily: Apartment	6,353	21%
Residential Special Place	1,716	6%
Total	30,323	100%

Future Housing Stock (Approved not yet constructed):

Type of Housing	# Dwelling Units	% of Total Housing Stock
Single Family	4,502	46%
Manufactured Home	0	0%
Duplex	139	1%
Multifamily: Townhome/Condo	1,698	17%
Multifamily: Apartment	2,982	30%
Residential Special Place	528	5%
Total	9,849	100%

Apartment Growth by Decade:

1950s	1970s	1980s	1990s	2000s	2010s	Future
22	117	1,982	2,490	434	988	1,612

Land Use Overview:

Use	Acreage	General Information
Residential	7,615	Estate Residential, Detached and Attached Residential, Manufactured Homes
Commercial	2,328	Office, Commercial, Retail Mixed Use, Mixed Nonresidential
Industrial	817	Light Industrial and Heavy Industrial
Institutional & Recreational uses	5,171	Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	271	Utility Headquarters, Pump Stations, Electrical Substations
Underdeveloped Land	7,129	Vacant Properties and Agricultural Uses

Alderman Petersen expressed concern about the increasing number of apartments and multifamily dwellings versus single family homes being built. It would be a major change to have a lower percentage of single family homes. This should be monitored.

Eric Stuckey related that is the reason for the report, to keep things balanced. However, many cities around the country are seeing this trend as it is market driven and easier to finance.

6. Presentation on the Harpeth River Watershed Feasibility Study and the Recommended Alternatives for the City of Franklin.

Paul Holzen, Engineering Director

Amanda Burt and Craig Carrington from the US Army Corps of Engineers presented the Study and Recommendations:

- ◆ Four sponsors signed FCSA on June 13, 2013: City of Franklin, Metropolitan Nashville and Davidson County, City of Brentwood, and Williamson County

- ◆ Total study cost is \$1.4M and is scheduled to be complete by June 2016
- ◆ **Feasibility Study, Completed to Date**
 - Acquisition of Project Data (First floor elevations, bridge surveys, existing modeling, ground cover for future conditions)
 - Updated Hydrologic Modeling
 - Updated Hydraulic Modeling, including floodways
 - Flood Risk Management measures identified and screened for recommended plan
- ◆ **Feasibility Funds**
 - City's Initial Investment \$246,000
 - Balance Remaining \$139,000
 - Any remaining funds at the end of the project will be returned to the City
- ◆ Study Area = 440 square miles

City of Franklin Historic Floods

Date	Flow (cfs)	Return Period (Years)
March 1975	17,400	25
March 1980	14,500	10
February 1990	15,100	10-25
January 1999	13,900	5-10
February 2004	12,900	5-10
May 2010	19,200	50

Economic Damage Reaches: Rebel Meadows, Downtown Franklin, Ewingville Drive

Equivalent Annual Damages (EADs)

Reach	Harpeth River Mainstem Reach Description	EADs, Without Project (1,000s)
F-1 (Fieldstone Farms Area)	Northern City boundary to Hillsboro Road and Poteat Place intersection	\$63.08
F-2 (Rebel Meadows Area)	Hillsboro Road and Poteat Place intersections to Mack Hatcher Bridge	\$80.05
F-3 (Downtown Franklin Area)	Mack Hatcher Bridge to Franklin Road Bridge	\$293.95
F-4 (Ewingville Area)	Franklin Road Bridge to southern City boundary	\$336.79
	Total	\$773.87

Flood Risk Management Measures

- ◆ The following structural and nonstructural flood risk management measures were considered as part of this study. Management measures are the building blocks or components of alternative plans.

Structural (Alter Streamflow)

- ◆ Channel improvement
- ◆ Bridge modification
- ◆ High flow detention
- ◆ Levees and/or floodwalls
- ◆ High-flow channel
- ◆ Multi-purpose flood control dam

Non-Structural (Doesn't Alter Streamflow)

- ◆ Flood warning/Emergency Action
- ◆ Raising
- ◆ Buy-out and Removal
- ◆ Floodproofing – Wet & Dry
- ◆ Ring levees

Screened Measures

- ◆ As a result of the screening and analysis of costs and benefits, only two measures are economically justified
 - Franklin Road Channel Modification
 - Non-structural Home Raisings
- ◆ One or both of these measures could become the Feasibility Study's recommended plan
- ◆ Further detail on each is provided subsequently

Non-structural Home Raisings

Damage Reach	# Homes Qualifying for Raising	
F-2	4	◆ Homes would be raised 1-ft. above 1% ACE flood elevation
F-3	11	◆ Annual Benefits: \$184,000
F-4	9	◆ Annual Costs: \$85,000
Total	24	◆ Total Project Cost: \$2.5M
		◆ Benefit-to-Cost Ratio of 1.9
		◆ City of Franklin's Total Cost: \$875,000
		◆ Approximate cost of \$36,500 per structure to the City

Franklin Road Bridge Channel Modification

- ◆ Construction of two 10' x 18' culverts on the right overbank for additional high-flow capacity
- ◆ 52' length
- ◆ Excavation needed upstream and downstream of Franklin Road to allow floodwaters to flow through the culverts
- ◆ Project prevents 30 homes (6 in Reach F-3 and 24 in Reach F-4) from receiving damages at the 100-year return period, plus lowers the flood elevation for numerous other structures.
- ◆ Total project cost is approximately \$1M. Cost to the City of Franklin is \$350,000.
- ◆ Benefit-to-Cost Ratio of 2.97

Reduction in Economic Flood Damages with Constructed Project

Reach	Return Period				
	2-Year	10-Year	50-Year	100-Year	500-Year
F-3	5.3%	5.4%	9.4%	14.3%	3.5%
F-4	21.1%	35.6%	27.1%	31.9%	36.2%

Feet of Flood Reduction with Constructed Project

Location	10-Year Return Period	25-Year Return Period	100-Year Return Period
Upstream of East Main Street Bridge	1.06	1.31	2.06
USGS Gage: Harpeth River at Franklin, TN	0.68	0.93	1.17
Near Carnton Lane	0.59	0.81	1.02
Mack Hatcher Memorial Parkway	0.34	0.47	0.65

Takeaways

- ◆ Structural project provides the following benefits:
 - Removes 30 homes from the 100-year floodplain
 - Reduces 100-year flood stages by 1-2 feet for much of the City's affected population
 - Reduces Franklin's overall average annual damages by 16%
 - Reach F-4s annual damages are reduced by 30%
- ◆ Total Estimated Project Cost of \$1M, Franklin's share is 35% actual cost
- ◆ No environmental impacts anticipated

Path Forward:

- ◆ The City of Franklin must decide if it supports implementation of the recommended plan(s) with the Nashville District.

Option 1: Franklin Road Channel Modifications

- ✓ The preliminary cost estimate provided by the USACE is approximately \$1,000,000. The City would be responsible for 35% of the cost (\$350,000).
- ✓ Recreational features can be added to the project, but cannot increase the Federal amount by more than 10%. A portion of the Franklin Road Project (Harpeth River Bridge to Harpeth Industrial Court) could be incorporated into this project allowing the City to utilize Federal funds to help pay for some of the proposed roadway and pedestrian improvements. The estimated City and Federal cost would need to be investigated by City Staff and the USACE.

Option 2: Nonstructural Home Raisings

- ✓ The preliminary cost estimate provided by the USACE is approximately \$2,500,000. The City would be responsible for 35% of the cost (\$875,000).
- ✓ This may be able to be paid out of the City of Franklin Stormwater Fund or come directly from the homeowners that decide to participate in the program.
- ✓ Construction could be managed by the USACE or the individual homeowner.
- ◆ If the City decides to participate, a new agreement with the USACE will be signed to complete the Feasibility Study. The updated feasibility study could take approximately 1.5 years to complete. Having an approved Feasibility Report allows the City and USACE to implement the project immediately or at a more ideal time for the City. The USACE and the City of Franklin would then develop plans and specifications to move forward with construction.

Metro Nashville, Brentwood and Williamson County are no longer included since there was not as much damage. Discussion ensued with several questions asked and answered. Improvements would benefit citizens in those areas with reduced flood insurance costs. Consensus was to move forward to the next stage and work on these two options.

7. Consideration of RESOLUTION 2015-21 to Approve the 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan for CDBG Funding

Kathleen Sauseda, Housing Development Coordinator

Resolution 2015-21 is an update of the Five Year Plan that is updated every year. Staff recommends approval of the following programs and allotment:

Emergency Rehab	\$0
Community Based Development Organization	\$150,000.00
Homeownership/Fair Housing Counseling	\$10,000.00
Public Facilities	\$59,765.00
Administration	\$54,941.00
Total (Anticipated \$274,706.00 entitlement)	\$274,706.00

8. **Consideration of RESOLUTION 2015-24 Directing the Appropriation of Funds to Hard Bargain Association for the Purpose of Reducing Development Fees Associated Completing the Planned Unit Development on Mount Hope Street in the Amount of \$30,000.**

Kathleen Sauseda, Housing Development Coordinator

Brant Bousquet, Executive Director of the Hard Bargain Association, advised that the Housing Commission recently approved the Association's request for \$30,000 from the Affordable Housing Reserve Fund to be used to help pay for infrastructure expenses on their PUD on Mount Hope Street. The funds will be matched by the HCA Foundation as part of a matching grant recently awarded the HBA. Staff recommends approval.

9. **Consideration of DRAFT Bid Award to Sun Life Assurance Company of Canada, Located in Wellesley Hills, Massachusetts, in the Total Estimated Annual Amount of \$313,159,20, for Stop-loss Insurance for Employee and Retiree Health and Pharmacy Programs of the City for Fiscal Year 2016 with Options to Extend (Purchasing Office Procurement Solicitation No. 2015-026; City Contract No. 2015-0106.**

**Shirley Harmon, HR Director
Sarah Sylvis, Risk Manager**

No questions or comments.

10. **Consideration of DRAFT Bid Award to Scott Equipment Company of LaVergne, TN, in the Total Amount of \$345,600 for Supply, Delivery, and Installation of Two (2) New Pad-mounted Pedestal Transfer Boom Systems at the City's Solid Waste Transfer Station for the Sanitation and Environmental Services Department (Purchasing Office Procurement Solicitation No. 2015-029; \$310,000 Budgeted in 130-89530-46130 for Fiscal Year 2015; Contract No. 2015-0107.**

**Becky Caldwell, SES Director
Brad Wilson, Facilities Project Manager**

The pedestals are in place.

11. **★Consideration of Contract with CareHere Healthsigns of Brentwood, TN, for Firefighter Annual Physical Medical Exam Services for Uniformed Personnel of the Franklin Fire Department for a Term of Award of One (1) Year (COF Contract No. 2015-0097).**

**Todd Horton, Deputy Fire Chief
Rocky Garzarek, Fire Chief**

Previous bid was rejected. Went back to bid for a longer term.

12. **Consideration of a Memorandum of Understanding Between Williamson County, The City of Franklin, and the Community Foundation of Middle Tennessee for Preparation and Response to Disaster Through the Williamson County Disaster Response Fund (COF Contract No. 2015-0013).**

Todd Horton, Deputy Fire Chief

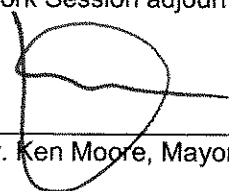
This Disaster Response Fund would be managed by the Community Foundation of Middle Tennessee which would serve as the centralized collection and distribution system for managing non-designated donations of cash, securities and credit card donations to be distributed to benefit local disaster victims through local nonprofit organizations, religious institutions, and/or entities of government within the scope of the MOU.

Other Business

None

Adjournment

Work Session adjourned @ 6:14 p.m.



Dr. Ken Moore, Mayor