

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JUNE 11, 2019 – 5:00 P.M.**

Board Members

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 Scott Speedy	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, Assistant City Administrator	P	Michelle Hatcher, Water Management Director	P
Mark Hilty, ACA Public Works	P	Paul Holzen, Engineering Director	P
Kristine Brock, ACA/CFO	P	Emily Hunter, Planning & Sustainability Director	P
Shauna Billingsley, City Attorney	P	Kevin Townsel, HR Director	P
Deb Faulkner, Police Chief	P	Joe York, Streets Director	P
Rocky Garzarek, Fire Chief		Michael Walters Young, Budget/Analytics Manager	P
Jordon Shaw, IT Director		Lanai Benne, Assistant City Recorder	P
Tom Marsh, Interim BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Jack Tucker, SES Director	P		

Call to Order

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

- ▶ Eric Stuckey introduced Management Fellow Holland Schellhase. She will be spending her time in different departments learning the ins and outs of running a city.
- ▶ Mr. Stuckey noted the Draft Zoning Ordinance is available in the Planning Department. A workshop is scheduled June 19 from Noon until 4:00 p.m. for the Board to review the ordinance. He advised the new ordinance is more user friendly and is available on the website. The public will be learning about the document in August.

Citizen Comments

Lydia Miller, 1328 Carnton: Concerned with the number of apartments being built in Franklin. Single family homes are at 57% and if all the apartments approved or built, single family homes will drop to 51%. Apartment dwellers are depleting the water and other resources, etc. So many apartments could have an effect on the characteristics that make Franklin special.

WORK SESSION DISCUSSION ITEMS

1. 19-0433 **Consideration of RESOLUTION 2019-35, a Resolution Approving the Adoption of the America Supporting Americans Agreement (COF Contract No. 2019-0130) to support the 4th BN 5th Special Forces Group (A) at Fort Campbell.**

Eric Stuckey, City Administrator

In 2015, the City of Franklin adopted the 4th Battalion, 5th Special Forces Group A by proclamation. Resolution 2019-35 makes the adoption an official part of the America Supporting Americans program.

Former Mayor Tom Miller introduced three Green Berets from Fort Campbell: LTC Brian Mulhern, CO, 4th BN, 5th SFG (A); MAF John Toliver, XO, 4th BN, 5th SFG (A); and, MAJ Joshua

Mathews, 4th BN, 5th SFG (A). Each man expressed appreciation of the relationship with Franklin and of formalizing the bond with the City.

2. 19-0291 **Presentation of the Joint Conceptional Master Plan for the Franklin Special School District (FSSD) Ballfield Renovation Masterplan completed by Lose and Associates, Inc. as part of COF Contract No. 2018-0085.**

Lisa Clayton, Parks Director

Paige Cruse, Parks & Recreation Superintendent

This was presented to the FSSD Board of Directors on May 20, 2019. The plan was met with favor from all parties. Two possible approaches were given. Option 1-Complete the project in phases which in the long run may be more expensive. Option 2-Complete the overall project and work with the City to develop a contract to begin construction design. The FSSD made a request to be heavily involved in the decision of materials and the overall look of the facility's structures since they will soon break ground for a performing arts center on the same school site. The Parks Department agreed.

Differences since the original concept; Evaluate program elements, create the campus feel, regulation sizing of elements, location and orientation of elements, building location and orientation, pedestrian connections to parking, walking path and circulation, stormwater coordination, electrical service, water service sewer service. Planning, Engineering and Finance partnered with Parks on this project. A contract with Lose Design was approved and Masterplan-Options 1, 2 & 3 drawings were reviewed and the differences between each told in detail. LED lighting will be used for the fields, there will be batting cages, new sidewalks and pedestrian walkways. Drop off area for buses and cars. Shaded bleachers will be installed. The biggest difference with Option 3 is there will be a pavilion/restroom and a concession stand along with batting cages. At this time, plans are to use school colors. There will be a scorer stand as well and of course, dugouts. Itemized Opinion of Probable Cost is \$5.4 million. All costs are split 50/50 with FSSD. Option 3 is preferred by FSSD and the City.

A shared use agreement will be done once construction is complete. FSSD has top priority for use of the fields during the school year. Permits, Construction Documents and Bid – FY 19-20 10%; Construction FY 2020 85%; Construction FY 2021 5%. Anticipated reopening Fall -2021 Spring 2022. Budget approval and timeline to move forward: Construction Documents and Permitting – 12 months (existing fields still open); Bid – 2 months (fields still open); Construction 8-10 months (existing fields closed for renovation).

Discussion:

- ▶ Alderman McLendon supports this project. It's been well over a decade since any new fields were built. Team sports teaches children to be part of a group, etc. It's not just the games, it is how to make youth into functional adults.
- ▶ Alderman Bransford asked if there would ever be inside sports offered such as basketball and volleyball.
- ▶ Paige Cruse responded this is a first step to get to that point.
- ▶ Alderman Petersen agreed this is good step to work with the FSSD.
- ▶ Alderman Martin asked if there are any facilities for adults to play sports such as soccer and cricket.
- ▶ The County does soccer. The City doesn't. There isn't adequate space for a cricket field. Many in Nashville play Cricket and they are looking for places to play as well.

3. 19-0600 **★Consideration of COF Contract No. 2019-0180 with Cornucopia Consulting Group for Leadership Development Training in an Amount of \$39,150.**

Kevin Townsel, HR Director

Human Resources and the leadership team are working on additional leadership training for those who are supervisors or aspire to be supervisors. Costs are included in the current year budget as well as the FY 2020 budget. Current leaders are evaluated as well.

4. 19-0249 **Discussion of Disposition of Surplus Real Property, Draft ORDINANCE 2019-11.**

Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

Ordinance 98-08 provided a procedure for the sale and disposal of real property. Ordinance 2019-11 is an update. Ordinance 98-08 provided that if the property would likely be greater than \$25,000, the property must be sold by sealed bid. Due to the rise in home and land prices, that amount is too low and is replaced with \$75,000. The amendment is to delete 5-802 and replace it with the language in Ordinance 2019-11 5-802. There was discussion on grass strips between houses owned by the City but maintained by adjacent neighbors. The law requires that land not being used for ROW be offered to the people from whom it was first acquired.

5. 19-0425 **Consideration of RESOLUTION 2019-37: A Resolution Approving a Revised Development Plan for Carothers Crossing West PUD Subdivision with 1 Modification of Development Standards (Tree Canopy), for the Property Located North of Liberty Pike and West of Carothers Parkway; Establishing a Public Hearing Date of June 25, 2019.**

Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director

Amy Diaz-Barriga addressed this resolution for a revised Development Plan with one MOS to reduce the tree canopy and reforest 4 acres with the rest regraded or replanted. The concept of urban reforestation is not supported by Envision Franklin or the Zoning Ordinance. Also, this would leave a gap in the buffer until the reforested trees mature. Staff recommends disapproval of MOS 1.

Discussion:

- ▶ Applicant Southstar and Embry Partners have a Development Plan. Greg Gamble showed tree planting preservation and off-site connectivity. Fee in lieu of for tree development of property to the north, which would be the 10 ft. retaining wall. A corner of the property was once mined for phosphate. Rough terrain.
- ▶ The canopies could be placed elsewhere on the property.
- ▶ Mr. Stuckey: Preservation of existing trees is usually the best decision, but there are complexities with this property.
- ▶ Alderman Burger: The people in that area are interested in the quality of trees and want nice canopies.
- ▶ Vice Mayor Barnhill: In the long run this would be better with MOS 1- Canopy Trees. He supports this because of looking to the future with the mature trees.

6. 19-0579 **Consideration of a Professional Services Agreement with Collier Engineering Co., Inc. for Construction Materials and Testing Services for City of Franklin Fire Station 7 under Contract Number 2019-0136 (\$28,067.84)**

Brad Wilson, Facilities Project Manager

No questions or comments.

7. 19-0522 **Consideration of Initiating the Annexation Process and Draft Plan of Services, RESOLUTION 2019-34, for the Annexation of 4331 Long Lane.**

Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor

This property is contiguous to the City limits in the south west corner of the property and is within the City's Urban Growth Boundary (UGB). The property is within the Regional

Commerce Design Concept and is a portion of the owner/developer's larger master plan inclusive of 2 hotels, 1200 apartments, 150,000 square feet of office and 60,000 square feet of retail. Supported by Envision Franklin. Staff recommends approval.

8. 19-0597 Discussion of Annexation Requests for Properties Located Outside the Urban Growth Boundary (UGB) Adjacent to the Southeast Portion of the City Limits near Pratt Lane and Peytonsville Road.

**Planning & Sustainability Department
Emily Hunter, Director**

This subject was addressed at a Special Work Session on May 1, 2018. There is significant growth potential in this area and the extension and connection of infrastructure is more accessible. Including the property in item 7, there is a growing list of property owners outside the UGB who want to pursue annexation. If the Board wants to move forward and hold a referendum, staff recommends aligning the referendum with the October 22, 2019 election to conserve costs. The timeline needed to annex these properties was reviewed.

Discussion:

- ▶ Until recently, non-residential owners were not allowed to vote. That was changed and now at least two non-residential owners will be allowed to vote.
- ▶ Greg Gamble distributed larger color-coded maps showing parcels within the UGB that have requested annexation, parcels outside the UGB that have requested annexation, and parcels outside the UGB that are considering annexation requests.
- ▶ Properties outside the UGB must be zoned Agriculture or Estate Residential.
- ▶ Alderman Martin doesn't like several donut holes created because of the annexations. She will not support annexation for that reason.
- ▶ Touched on sewer capacity, water supplied by Milcrofton. Too early in the process to respond to some questions being asked.
- ▶ This is not a high priority on the CIP list.
- ▶ Vice Mayor Barnhill: Improvements on the Interstate were ranked number one on the list. We've already made donut holes and that is not an issue with him. Growth is going in that direction. He thinks the Board should go ahead with these annexations. We need to go forward and pursue answers to the questions.
- ▶ Mayor Moore noted the County Commission is discussing land use. The County is expanding.
- Steve Abernathy, 152 Clyde Circle, Franklin: The model of what will be on Long Lane is a good transitional model. Carothers Cove is closer to all of this. Ladd Park wants things added to benefit the community.
- ▶ More information will be brought in August.
- Adam Ballash, Boyle Investment: There are PUDs within Berry Farms. Look at the periphery and existing PUDs. At one point, Berry Farms discussed that the MPO had approved an additional interchange close to Stream Valley.

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 7/2/2019 9:01 AM