
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JUNE 9, 2015 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	A	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.		Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	
Shauna Billingsley, City Attorney	P	Bob Martin, Interim Planning & Sustainability Director	P
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	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director			

Call to Order

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

Citizen Comments

Margaret Martin commented there are five new speakers in Board Room, thanked Ray Foglia and his crew for installing the updated equipment.

WORK SESSION DISCUSSION ITEMS

1. **Consideration of Liquor License Renewal for Wine and Liquor Depot (owned jointly by the managing agents, Sarah McCormick and Harold McCormick), 327 Independence Square, Franklin, TN 37064.**
2. **Consideration of Liquor License Renewal for Harpeth Liquors (Satish Kumar Patel, Managing Agent), 1203 Murfreesboro Road, Suite 503, Franklin, TN 37064.**
3. **Consideration of Liquor License Renewal for Westside Wine and Spirits (Wesley Alexander, Managing Agent), 188 Front Street, Suite 108, Franklin, TN 37064.**

Lanaii Benne, Assistant City Recorder

No questions or comments on these three routine renewals

4. **Consideration of DRAFT RESOLUTION 2015-19, "A Resolution to Approve an Alignment Study for Carlisle Lane and Del Rio Pike".**

Paul Holzen, Engineering Director

Eric Stuckey noted additional options were developed to address the long-term needs of Carlisle Lane. This is not a funded project; the study is for planning purposes. David Parker and Jonathan Marston joined the discussion:

- Different alignments shown in Options A through F.
- Staff recommends Option D: It closely follows the existing roadway, and it is one of the lower cost options. Construction Cost \$1,900,000 + ROW Cost \$250,000 = Total Cost \$2,150,000. This option does not include a roundabout at Del Rio Pike. A roundabout could be added later at an approximate cost of \$200,000 to \$300,000. Option D is a better option for all the property owners along the corridor.
- Option D alignment would allow R-2 zoning for less density than the R-3 zoning.

- Realignment is needed for safety issues and the study will ensure the City reserves the appropriate right-of-way for future improvements along this corridor.
- Dana Gill, 1044 Carlisle Lane, Franklin: Mrs. Gill pointed out that the property line between the two triangular properties on the map is inaccurate and should be moved a bit to correctly reflect the acreage of the properties. She is in favor of the R-2 zoning.
- Dorinda Carlisle Smith, 8305 Staples Trace Road, Glen Allen, VA 23060: Mrs. Smith owns the bordering tract on which she plans to build a home when she retires. She would rather nothing be done to the roadway. A roundabout would take more of her property; however, she supports Option D without a roundabout.
- Option D does not include a roundabout/traffic circle at this point.
- Alderman Burger is very much in favor of traffic circles as a way to effectively move traffic.

The Board opted to move Resolution 2015-19 with Option D to the next voting meeting.

5. *Consideration of Request for Water and Sanitary Sewer Availability Approval for Oak Valley Baptist Church at 1161 Lewisburg Pike (Map 089, Parcel 22) (5/28/15 CIC 4-0 Recommendation to Approve Water Availability, Deny Sanitary Sewer)

Paul Holzen, Engineering Director

The Capital Investment Committee recommended the Board discuss this request. The request is on the voting agenda tonight as well. To expand a septic system on a property in the City's Urban Growth Boundary, but not within the City limits, a request for sanitary sewer must first be rejected by the City. Sewer is available to this property, but the distance to tie in would make it cost prohibitive. This situation is unique in that there is no way the church can recoup the costs for sewer for their addition to the church as can large developments. Mr. Stuckey noted this highlights the policy issue of tying into sanitary sewer when a property is adjacent to the City limits in the UGB. The policy will go before the CIC this month.

The Aldermen agreed this is a unique circumstance. It was pointed out that the soil in that area is septic-friendly. The motion will be to approve water availability and deny sanitary sewer.

6. Presentation and Consideration of the Pre-Selection Process for the Solar Drying Equipment for the Water Reclamation Facility Modifications and Upgrades Project.

David Parker, City Engineer/CIP Executive
Mark Hilty, Water Management Director

Staff continues to move forward with design efforts for upgrade and expansion. This is a bid alternate in the project overall to help with drying and the usability of the end result.

Solar Sludge Drying System Design Parameters:	
Type of Sludge	Dewatered, thermally hydrolyzed, anaerobically digested sludge
Sludge delivered to Solar Dryer, lbs./dry solids/day	7,400 lbs.
Solids Concentration of Sludge to Dryer (Minimum)	25 percent
Solids Concentration of Dried Produce (Annual average)	75 percent

5 Submittals Received from 4 Vendors

- Infilco Degremont Heliantis™
- Huber Solar Dryer
- Parson Sludge Manager
- Parkson Thermo System™
- Kruger Solia Flow™

Equipment and Service Costs

Solar Sludge Dryer System Supplier	Footprint of Solar Sludge Drying System (SF)	Summary of Bid Form Items 1-4 ³
Infilco Degremont	35,690	\$1,848,450
Huber Solar Dryer ¹	36,540	\$1,525,000
Parkson Sludge Manager	36,432	\$1,556,040
Parkson Thermo System	36,288	\$1,860,350
Kruger Solia Flow ²	66,245	\$5,097,000

1. Huber did not provide 2-Year Warranty Bond and took most exceptions to RFP
2. Kruger system is almost twice the size and cost of the other vendors and was dropped from consideration
3. Vendor assistance with installation varied between vendors, accounting for some of the cost difference

General Comments Regarding Evaluation

- IDI took the fewest exceptions to the RFP
- Huber did not provide the 2-Year Warranty Bond while all other suppliers did

- Huber took the most exceptions to the RFP
- The Parkson Sludge Manager is a single drying bed design and provides no redundancy
- The Parkson Thermo System, while the most predominate in the US, is a batch system while all others are plug flow
- The product samples provided by IDI had the most uniform appearance

	IDI	Huber	Parkson Sludge Manager	Parkson Thermo System
Capital Cost Total	\$5,268,000	\$4,776,000	\$5,083,000	\$6,861,000
Operations and Maintenance Cost Summary				
Cost Factor	IDI	Huber	Parkson Sludge Manager	Parkson Thermo System
Power Consumption				
Annual Power Consumption kWh	65,600	100,000	108,000	108,000
Annual Power Cost @ \$.11/kWh	\$7,223	\$11,010	\$11,891	\$11,891
Operation and Maintenance				
Annual Man-hours	183	400	105	245
Total Labor Cost	6,725	14,700	3,859	9,004
Annual Parts Replacement	12,325	2,000	6,000	6,000
Total Annual O&M Cost	\$26,273	\$27,710	\$21,750	\$26,895
Non-Cost Scoring Summary				
Parameter	IDI	Huber	Parkson Sludge Manager	Parkson Thermo System
Raw Non-Cost Evaluation Score (out of 160 points)	48	94	101	65
Rank	1	3	4	2

Drawings and pictures were also shown and reviewed as well as Final Scoring and Sensitivity Analysis.

Discussion:

- Bid Alternate and Pilot Program
- Hauler/Broker can take 75% or greater solids (currently, solids around 17%) to the buyer of the end product for agricultural uses.
- IDI was ranked first in all comparisons, and is the plug system drying mechanism City staff prefers as opposed to batch drying. Relatively little odor in the finished product.
- Staff recommends the IDI system at a cost of \$1.85 million plus the other costs involved.
- IDI System includes redundancy, which is important to staff.
- August 2nd is the date to begin advertisement. Six to eight weeks before accepting a bid.
- On FMPC August 27th agenda for approval of the plans.
- Questions and other discussion included what system is used by Nashville, the capacity, all costs involved, future expansion, full build-out, and capacity (significantly more than current capacity).
- Full capacity is addressed in the 30-Year Plan.
- The "big picture" summary to date was requested for the next meeting.
- A Resolution for a Letter of Intent for IDI will be on the June 23rd Work Session and BOMA agendas.

7. Presentation on the Design of the Water Treatment Plant Modifications Project
David Parker, City Engineer/CIP Executive
Mark Hilty, Water Management Director

Andrew Johnson and Joe Griffey of Smith Seckman Reid made the presentation:

Schedule

- May 28, 2015 Franklin Municipal Planning Commission Approval
- June 1, 2015 Sealed Drawings and Specifications submitted to TDEC
- June 21, 2015 Public Advertisement for Bids
- July 23, 2015 Public Bid Opening
- August 2015 Project Award/Notice to Proceed
- Early 2017 Final Completion and Acceptance of Project

Site Plan, Elevation Drawings, and Perspective Views of the outside were reviewed. The front of the building facing northeast will have the appearance of a horse barn or stable to fit with other buildings in the area. The building materials will be for easy maintenance. A canopy will be constructed between the existing filter building and the new building. Brick will be used on the front and the back will be corrugated aluminum siding. The building height will be just over 37'. The existing building is 32' high.

The inside will have three main components; membrane filters/racks, UV/AOP (Advanced Oxidation Process) System, GAC Contact tanks. Advanced oxidation is the second treatment used when taste and odor can be issues in the summer months. The granular activated carbon tanks were compared to being like a huge Brita water filter. This process removes residual hydrogen peroxide and other contaminates. All this meets with piping in the yard and is then pumped into the distribution system.

Estimated cost is \$14.4 million, and includes \$2.5 million for a raw water intake, pump station, and all modifications. The cost given a year ago was \$11.7 million; however, it did not include the water intake.

Discussion:

- Claude Carmichael, 201 Deerfield Lane, Franklin: Local business owner and financial analyst. Took issue with the way the numbers were and are presented. The Aldermen approved two different amounts. He alluded to discussions a year ago and controversy about expanding the water plant. Mr. Carmichael read from a prepared statement that was not submitted for the record. He talked numbers: a 2.1 MGD plant, expansion to a 4 MGD, expansion of the UV process, and that a 4 MGD plant is what followed. Also, the definition of Firm Capacity with one tank out of service that the Aldermen approved. References to the opinions of the HRWA were mentioned as well. He asked: Why not embrace the idea of expansion of the drinking water plant. Franklin is an affluent City that could build a 10 MGD plant. Why only 4 MGD?
- Eric Stuckey: Staff came back with 3.9, then 2.6 Firm Capacity. Calculated in the IWRP. Conclusion: 2.6 MGD Firm in the plant the City is building is as close to existing capacity the City can do. Three tanks would not be used all the time. True operational capacity is not full-bore as that would be inefficient and is not sustainable. Currently at 2.5- 2.6 MGD in an antiquated plant, therefore, referred to as 2.1 MGD. It is a misrepresentation to say 4 MGD. The Board approved a group of projects from the IWRP that has a five-year horizon, and will make more decisions down the line. The entire Plan was approved by the Board of Mayor and Aldermen.
- Dr. Bill Wade, 1021 Riverview Drive, Franklin: Water Resource Economist. Dr. Wade distributed copies of his 15 Points Re: Water Treatment Plant Modifications, and expounded on several of them. He is working for the Harpeth River Watershed Association (HRWA). He referred to memos sent and a meeting with City officials in 2014. Dr. Wade is of the opinion there are problems with the IWRP and that it provides no support for the decision to build a new WTP. He also believes it would be cheaper for the City to buy its entire water supply from the Harpeth Valley Utility District (HVUD).
- Dorie Bolze, HRWA: Gave an update of the HRWA's work with organizations, the City and the State, saying that the final permit will take care of a lot of things. She mentioned the relocation of the river gauge that will help with the accuracy of the way the City measures river flow. The monitoring devices ought to be placed before summer as that would resolve many issues. They should be in place by August to make sure they are working. Point two, HRWA received a 10-year rate study and projections from HVUD, which they would be glad to share with the City. Point three, State permit limits are likely to change from the City's current application. The State said the cut-off being used needs to be analyzed and they are working on new river flows. They (HRWA) are okay with City water withdrawal. It needs to be at the appropriate level.

8. ***Consideration of ORDINANCE 2015-09, To Be Entitled, "An Ordinance to Zone +/- 30.11 Acres Into The Height Overlay District (HTO) for the Property Located at the Southeast Corner of Interstate 65 and McEwen Drive"; Establishing a Public Hearing for July 14, 2015.**

Alderman Ann Petersen, FMPC Representative

Bob Martin noted the request to rezone this parcel to the Height Overlay District (HTO) would mean the building could go up to 12 stories. It would have Transitional Features to make sure it fits in with surrounding developments. The Drury Hotel in that area sits on a hill and is 920' elevation.

9. ***Consideration of ORDINANCE 2015-10, To Be Entitled, "An Ordinance To Rezone +/- 0.85 Acres From Detached Residential 3 (R3) District To Specific Development-Residential (SD-R 4.71) District for the Property Located at 1365 and 1367 Columbia Avenue"; Establishing a Public Hearing for July 14, 2015.**

Alderman Ann Petersen, FMPC Representative

Mr. Martin commented that this is right for infill and is comparable with the lots that back-up to it, but shallower in depth.

10. **Consideration of RESOLUTION 2015-30, To Be Entitled, "A Resolution Approving A Development Plan for the Gist Street PUD Subdivision Located at 1365 and 1367 Columbia Avenue, by The City of Franklin, Tennessee"; Establishing a Public Hearing for July 14, 2015.**

Alderman Ann Petersen, FMPC Representative

Development Plan is for four lots, it will meet transitional requirement with setbacks within 25% of existing setbacks.

11. ***Consideration of ORDINANCE 2015-11, To Be Entitled, "An Ordinance To Rezone +/- 22.55 Acres From Specific Development-Variety (SD-X) District To Attached Residential 20 (RM20) District For The Property Located at 1222 Liberty Pike"; Establishing a Public Hearing for July 14, 2015.**

Alderman Ann Petersen, FMPC Representative

The new zoning district allows for attached residential. Property was previously used as a landfill.

- Greg Gamble, representing the applicant: Information regarding TDEC and the construction and household landfill, was given to staff. Approximately seven acres have been capped and may be used for parking areas; 2.5 acres will remain SD-X zoning.

12. **Consideration of DRAFT Contract 2015-0136, an Agreement with Forest Investment Associates for Management of Pension Funds.**

Russ Truell, ACA Finance & Administration

The Pension Committee opted to invest with Forest Investment Associates to comply with the decision to invest 5% in timber.

13. **Authorization to Fund Contractual Services for Consulting Services, Project Management, and System Testing for the County-Wide Radio System Project (Phase I).**

Eric Stuckey, City Administrator

No questions or comments

14. **Consideration of Change to ORDINANCE 2015-15, An Ordinance to Amend the Fiscal Year 2014-2015 Budget.**

Eric Stuckey, City Administrator

Mike Lowe, Comptroller

Three items added to the existing amendment to the 2014-2015 Budget: Franklin Transit pass-through amount going from \$212,889 to \$444,924 in grant expenditures and revenues, Housing Reserve Fund expenditure of \$30,000 to Hard Bargain Association, and \$85,000 payment to Williamson County Joint Network Authority for the City's share of cost for contract management services for the countywide radio project.

15. ***Consideration of ORDINANCE 2014-28 Amending Table 3-2 of the Zoning Ordinance: Permitted Uses and Chapter 8 Definitions, to Allow Short-Term Vacation Rentals in Various Zoning Districts.**

16. ***Consideration of ORDINANCE 2015-06, An Ordinance to Create Title 13, Chapter 2 of the Franklin Municipal Code Establishing Regulations for Short-Term Vacation Rentals.**

Chris Bridgewater, BNS Director

Items 15 and 16 are for amendments to make the ordinances effective immediately upon approval rather than the previously designated date of August 1, 2015.

17. **Discussion and Consideration of a Request by Alderman Pearl Bransford Regarding Additional Funding of The Housing Reserve.**

Alderman Pearl Bransford

Alderman Bransford made a one-time request that \$250,000 be moved into the Housing Reserve Fund to replenish what was spent on two projects for low income housing. The inclusionary housing ordinance should be reviewed to see what can be done to get more dollars into the Fund for future requests.

Discussion:

- Alderman Petersen: How would this work? It is unknown how many projects there could be.
- Mayor Moore: The idea is to replenish the Fund and give time for the Board to decide how to proceed.
- Alderman Burger: Believes in affordable housing, but doesn't believe the Board should create it, just be an instrument to help by streamlining and reducing fees. As elected officials they should work with non-profits and other entities. Cannot support the request for a \$250,000 transfer of taxpayer dollars to boost a fund that is supposed to grow per the mechanism the Board put in place. The bigger question is how to accumulate money in the Fund.
- Vice Mayor Barnhill: Need to look at the mechanism. Concern with reaching into reserves or the general fund to put in another fund. This Board has already done a great deal of work with affordable housing.
- Alderman Bransford: This Board has not produced one affordable housing unit through the Inclusionary Housing Ordinance. To say we have created affordable housing in this City is not true. The Fund collected

\$250,000 in the last five years and that amount would not buy one house in the City of Franklin. We have not been good stewards.

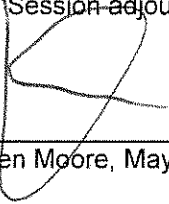
- Eric Stuckey: In 90-days staff will bring an update on inclusionary housing, to do more economically priced housing. What Alderman Bransford is looking toward is filling the gap until that is done.
- The Aldermen were in favor of reviewing inclusionary housing and how to replenish the fund.
- Alderman Bransford: There are projects in the pipeline from the Housing Commission that can be done. Those should be included.
- Alderman Martin: She would vote for the \$250,000 because there are three properties available to make into affordable housing now, but is not interested in doing anything else.
- Pam Horne, 2016 Belmont Circle, Franklin: A 25+-year Franklin resident. Impacted unexpectedly in the last several hours by a man who benefits from affordable housing in the Spring Street area. The incident involved walking with him from Columbia Avenue to Spring Street. It was a blessing to be in someone else's shoes and see the circumstances of their life firsthand. The Board is blessed with prosperity and heart and wisdom to invest in those who cannot work in the marketplace and contribute but want to work and live and contribute in their own way. She was blessed by him today. She would like to see consideration and fairness toward those individuals as well.

Other Business

None

Adjournment

Work Session adjourned @ 7:26 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 6/23/2015 11:24 AM