

**MINUTES OF THE SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, February 23, 2016 – 7:00 P.M.**

**Board Members**

Mayor Ken Moore  
Vice Mayor Brandy Blanton  
Alderman Clyde Barnhill  
Alderman Pearl Bransford  
Alderman Beverly Burger

Alderman Dana McLendon  
Alderman Margaret Martin  
Alderman Ann Petersen  
Alderman Michael Skinner

**Department Directors/Staff**

Eric Stuckey, City Administrator  
Vernon Gerth, ACA Community & Economic Dev.  
Russell Truell, ACA Finance & Administration  
Rocky Garzarek, Fire Chief  
Shauna Billingsley, City Attorney  
Chris Bridgewater, BNS Director

Lisa Clayton, Parks Director  
Joe York, Streets Director  
Bob Martin, Interim Planning/Sustainability Director  
Paul Holzen, Engineering Director  
Lanaii Benne, Assistant City Recorder  
Amy Diaz-Barriga, Planning Supervisor  
Josh King, Senior Planner  
James Svoboda, Senior Planner

**Call to Order**

Mayor Ken Moore called the February 23, 2016, meeting to order at 7:00 p.m.

**Invocation**

The invocation was offered by Alderman Barnhill.

**Pledge of Allegiance**

All present stood and pledged 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.)**

Amy Balderrama, 5311 Leipers Creek Road; stated she is interested to learn what projects the Board is considering for the property at Del Rio and Hillsboro.

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

No one came forward.

## Approval Of Minutes.

1.      **16-0201**      Approval of Minutes from February 9, 2016.  
5:00 p.m. Worksession  
7:00 p.m. Board of Mayor and Aldermen

Alderman Petersen moved to approve the February 9, 2016, Work Session and Board of Mayor and Aldermen minutes as presented. Seconded by Alderman Bransford. Motion carried unanimously, 8-0.

## Recognitions

- Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) Michael Walters Young and Mike Lowe of the Finance Department accepted on behalf of the City.

## Miscellaneous Reports

No reports were offered.

## Consent Agenda

*All Items Under The Consent Agenda Are Deemed To Be 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 5-16 Be Placed On The Consent Agenda.*

2.      **16-0203**      Consideration of Items 5 - 16 on the Consent Agenda.  
Vice Mayor Blanton moved to approve the Consent agenda, items 5 – 16. Seconded by Alderman Barnhill.  
Motion carried unanimously (8-0)

## NEW BUSINESS

3.      **16-0133**      PUBLIC HEARING: Consideration Of Initiating the Annexation Process and Plan of Services For The Annexation of Certain Areas on South Carothers Road, Specifically 4350 and 4344 South Carothers Road (01/26/16 Worksession).

**Sponsors:** Eric Stuckey and Vernon Gerth

## Public Hearing

Brad Wilson, 414 Crosscreek Court; expressed concern of child and pedestrian safety with regards to the road.

Brian Caplen, 1991 Beacon Hill; stated concerns regarding citizen safety at road entrances and exits, and the 'blind' hill.

Marie Ferguson, 1112 Ridgeway Drive of Franklin East; stated concerns of new City road being built to standards and if it would be designed for additional traffic. Questioned how the current county road would join to the proposed city road. Concerned for the safety of the approximately 25 children who reside on the main road.

Ted Buselmeir, 1109 Ridgeway Drive. Invites board members to drive on the narrow, curvy road. Believes the City would be putting a large numbers of cars on roads not intended for this traffic if the development were approved.

Larry Cox, 220 Vantage Way in Crosscreek subdivision; Concerns are traffic, safety, and children; stated these residents will not get city services, but will experience traffic and safety concerns.

Troy Mizell, 4113 Murfreesboro Road; Sees the Ashcroft plan holding up his request for deannexation.

With no further public comments, Mayor Ken Moore declared the Public Hearing closed.

Alderman Skinner moved to approve the Initiation of the Annexation Process and Plan of Services For the Annexation of Certain Areas on South Carothers Road, Specifically 4350 and 4344 South Carothers Road.  
Seconded by Alderman Barnhill.

Ald Skinner stated that the information provided to the Board is vague. He would like to see the proposed plan of services and development before a final vote.

Alderman Martin stated she would not support the further conditions for annexation. Has concerns regarding the traffic that would travel through the county subdivision.

Ann Petersen stated she would not support the annexation for many of the reasons that Alderman Martin mentioned, as well as the idea of trying to get to a subdivision using a residential collector or a part of Carothers Road.

Alderman Bransford stated she will not support this for the same reason other developments have been turned down – the road accommodations are not adequate.

Alderman Barnhill clarified that this item initiates the study for annexation, it does not state that we will annex this item. It does include the Plan of Services; stated he believes it's premature to reject the plan and would like to see what other items come from the traffic and infrastructure studies.

Alderman Burger expressed she does not like this project, but supports the process. Believes the Board needs to do their jobs in the best way they can by having all facts. Asked to hear from the representative of the development.

Greg Gamble representing the developers of Ashcroft Valley addressed the Board. He understands the importance of connectivity and has asked the developer's traffic engineer to start the process to analyze the roads within this area. Plans to work with the City and the third party engineer on this traffic study. Gave an example of Simmons Ridge development and Carothers's Road. The developer anticipates traffic improvements, and would like another work shop meeting and neighborhood meeting regarding the new plan being proposed. Greg expressed that they are taking into consideration the concerns from adjacent neighbors; needs approval on this item to move to next step.

Alderman McLendon agrees that to contemplate this annexation, more information is needed; feels the problem with this request is that it is too small. He said he cannot support this small annexation when knows there is more coming; does not want to do a disservice to the current residents. He has an objection to annexing this if this is a small piece of a larger puzzle; would rather contemplate the larger picture. Cannot support this, but might support a larger piece of annexation.

Vice Mayor Blanton expressed that she understands the resident's concern of safety and does not support this item.

Alderman Burger stated that she has a problem with shutting down the process. Also has a problem with holding up a (deannexation) decision for Mr. Mizell's property.

Eric Stuckey clarified that the State law regarding annexation has been modified in the last few years and it now allows annexation to occur either through adjoining property owners submitting an application to annex into a community, or through a referendum of (multiple) property owners. A city can no longer just annex a section by action or by ordinance; it must be driven by the property owner or direct application. He also reiterated this is just a request for initiation of the annexation process.

A vote was taken and the motion to approve failed 5-3. Those members voting to deny the initiation of annexation were Vice Mayor Blanton, Alderman McLendon, Alderman Martin, Alderman Petersen, and Alderman Bransford. Those members voting for the initiation of annexation were Alderman Skinner, Alderman Burger, and Alderman Barnhill.

4. **16-0188** \*Consideration of Resolution 2016-06, A Resolution to Revise the Organizational Chart within the Engineering Department.

Alderman Bransford moved to approve Resolution 2016-06. Seconded by Alderman Skinner.  
Motion carried unanimously (8-0).

#### **All Other Consent Items**

5. **15-0899** Consideration Of Ordinance 2015-51, As Amended, To Be Entitled “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures.” (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0; 01/12/16 WS; 02/09/16 BOMA 8-0). THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-51 was approved unanimously (8-0) on Third and Final Reading.

6. **15-1096** Consideration Of Ordinance 2015-61 To Be Entitled: “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled “Required Open Space Set-Aside” And Subsection 5.5.3 (3).”; (12/17/15 FMPC 7-0; 01/12/16 1st BOMA Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-61 was approved unanimously (8-0) on Third and Final Reading.

7. **15-1086** Consideration Of Ordinance 2015-74, To Be Entitled, “An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd

Avenue North and East Main Street.”; (12-17-15 FMPC 6-0; 01-12-16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-74 was approved unanimously (8-0) on Third and Final Reading.

- 8. 16-0017** Consideration of Ordinance 2015-75 (Resolution 2015-107) To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; (FMPC 12-17-15 7-0; 01/12/16 WS & BOMA 1st Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-75 (Resolution 2015-107) was approved unanimously (8-0) on Third and Final Reading.

- 9. 16-0015** Consideration of Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East." (FMPC 12-17-15 7-0; 01/12/16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-76 was approved unanimously (8-0) on Third and Final Reading.

- 10. 16-0023** Consideration of Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."; (FMPC 12-17-15 7-0; 01/12/16 1st Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

Ordinance 2015-79 was approved unanimously (8-0) on Third and Final Reading.

- 11. 16-0117** Consideration of Ordinance 2015-68, to be entitled: "An Ordinance to Set New Speed Limits on Long Lane, North of Peytonsville Road." (01/28/16 CIC 4-0; 02/09/16 BOMA 8-0 1st Reading) SECOND AND FINAL READING

**Sponsors:** Engineering

Ordinance 2015-68 was approved unanimously (8-0) on Second and Final Reading.

- 12. 16-0174** Consideration of Ordinance 2016-002, an Ordinance to Amend the FY2015-2016 Budget; Establishing a Public Hearing on March 22, 2016. (02-11-16 Finance 4-0) FIRST OF THREE READINGS

**Sponsors:** Michael Walters Young and Eric Stuckey

Ordinance 2016-002 was approved unanimously (8-0) on First of Three Readings

- 13. 16-0038** Consideration of Resolution 2015-77 Directing the Appropriation of Funds from the Housing Reserve Fund for the Purpose of Reducing the Development Costs Associated with the Construction of a Single Family Home by Habitat for Humanity of Williamson-Maury County (02-09-16 WS)

**Sponsors:** Building and Neighborhood Services (BNS) and Chris Bridgewater

Resolution 2015-77 was approved unanimously (8-0)

- 14. 16-0103** Contract COF 2016-0011 Fieldstone Park Lease Agreement with Williamson County Parks & Recreation Department. (02-09-16 WS)

**Sponsors:** Lisa Clayton

This item was approved unanimously (8-0)

- 15. 16-0139** Consideration of Resolution 2016-08, A Resolution To Provide Authority To City Administrator To Execute Audit Contracts For The City To Be In Final Form Once Signed By City Administrator:  
DRAFT Consideration Of Contract Number 2016-0025 with Crosslin & Associates for Financial And Compliance Auditing Services For The City For The Fiscal Year Ending June 30, 2016; (02-11-16 Finance 4-0)

**Sponsors:** Mike Lowe

Resolution 2016-08 was approved unanimously (8-0)

- 16. 16-0140** Consideration of Resolution 2016-09, A Resolution To Provide Authority To City Administrator To Execute Audit Contracts For The Cool Springs Conference Center To Be In Final Form Once Signed By City Administrator: DRAFT Consideration Of Contract Number 2016-0026 with Crosslin & Associates for Financial And Compliance Auditing Services For The Cool Springs Conference Center For The Fiscal Year Ending June 30, 2016 (02-11-16 Finance 4-0)

**Sponsors:** Mike Lowe

Resolution 2016-09 was approved unanimously (8-0)

#### **EXECUTIVE SESSION**

No executive session was held.

## RETURN FROM EXECUTIVE SESSION

### Scheduled Meetings and Events

02-25-16	4:30 p.m.	Capital Investment Committee
02-25-16	5:30 p.m.	Joint FMPC and BOMA Workshop
02-25-16	7:00 p.m.	Franklin Municipal Planning Commission
03-03-16	7:30 a.m.	Housing Commission
03-03-16	4:00 p.m.	Board of Zoning Appeals
03-04-16	8:00 a.m.	Sustainability Commission
03-08-16	4:30 p.m.	Beer Board
03-08-16	5:00 p.m.	Worksession
03-08-16	7:00 p.m.	Board of Mayor and Aldermen
03-10-16	3:00 p.m.	Budget and Finance Committee

### Other Business

### Adjourn

Alderman Barnhill moved to adjourn. Seconded by Alderman Burger. Motion carried unanimously.

Meeting adjourned at 7:31 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Lanaii Benne, Assistant City Recorder