

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 10, 2017 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Pearl Bransford	P	Alderman Dana McLendon	P
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Brandy Blanton	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	, HR Director	
Kristine Tallent, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
Shauna Billingsley, City Attorney		Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Emily Hunter, Planning & Sustainability Dir.	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
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	P		

Call to Order

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

Citizen Comments

No one came forward to speak

WORK SESSION DISCUSSION ITEMS

1. 17-0020 Presentation of Walkability Audit

Mindy Tate, Franklin Tomorrow

Paul Holzen, Engineering Director

Mindy Tate presented the results of the Franklin Tomorrow Community Walkability Audit. They received 209 completed surveys. Many areas and subdivisions were included and the Downtown Franklin area was more than the 16-blocks.

- 72% felt that they did not have adequate room to walk. Specifically, 59% stated their ability to walk in or from their neighborhood as “awful” or had “many problems” Top reasons were no sidewalk, path, or shoulder, sidewalk or path started and stopped.
- Crossing the street: People felt crossing the street was 50/50 in terms of ease. Specifically, 45% stated their neighborhood was “awful” or had “many problems”. Top reasons: Lack of a striped crosswalk or lack of a traffic signal, too much traffic.
- Driver behavior: 52% felt drivers behaved well. Those that said the driver did not behave well, the top reasons were: Driving too fast and drivers did not yield to people crossing the street.
- Pleasantness of walk: 57% did “not feel their walk was pleasant”. Specifically, 62% stated the pleasantness of their walk was “awful” to “some problems”. Top reasons: No sidewalk or shoulder was too narrow, lack of lighting or proper signage.

- Overall: 60% felt their neighborhood needs “some work to a lot of work” to be considered walkable.
- 40% felt their neighborhood was “good to great” in terms of a walkable neighborhood
- There are many distracted drivers, electronics, etc. Signage is a way to alert drivers to heavy pedestrian areas.
- People in Sturbridge and on Eddy Lane, Lucinda Court, want access to sidewalk to reach Pinkerton Park and other areas.
- Mindy Tate: The results look discouraging, but the attention BOMA has given to sidewalk gaps in key areas is applauded. Citizens want greater connectivity.

Discussion:

- Alderman Martin: She receives many requests from Westhaven residents who want sidewalk connectivity to Downtown.
- Alderman Burger: Mentioned sidewalks in McKay’s Mill down to McEwen to Oxford Glen. Residents want striped crosswalks in neighborhoods, especially where it is close to commercial areas. Without the striping people have to wait to cross. She disagrees with the reason she was given for not striping these crossings that it gives pedestrians a false sense of security with the striping. McKay’s Mill, Lazy Lane near Columbia State and areas down by Royal Oaks would help motorists identify crosswalks as well.
- Vice Mayor Bransford: There are several businesses on West Main from the County Complex toward Downs Boulevard, sidewalks are needed there.
- Ms. Tate: There is a connection to Natchez from West Main Street.
- Eric Stuckey: The Board is already putting sidewalks in a number of areas such as Highway 96-W connecting Freedom Middle School to Downtown, 96-E construction will begin later this year between Mack Hatcher and Pinkerton Park. Pedestrian signal Freedom Intermediate School to cross to Jim Warren Park. A number of things are in the pipeline that address gaps; \$1.25 million (Quarter of a million a year for five years). Franklin Road is in the First Tier of Capital Investments. He said he didn’t like to see some of the negative feedback, but the City has a lot of things going in the area to address sidewalk gaps and connectivity.
- Alderman Barnhill: Asked for a progress report on the sidewalk from Pinkerton Park to Ralston. Mr. Holzen responded there are 30 easements with six to be turned in for condemnation. Permits are in place. FEMA has given an okay.

2. 17-0019 Discussion of the City of Franklin’s Irrigation Metering Structure
Mark Hilty, Water Management Director

Irrigation Systems

Existing Methodologies Related to Irrigation Systems

- Irrigation Meter Impact Fee
- Water user Fees Associated with Irrigation Meters is the same as Potable Water
- Declining Wastewater Rate structure that Acknowledges Increased Water Consumption can be Associated with Irrigation and Other Uses that may not enter the Wastewater Stream
- Inclining Water Rate Structure to Capture Costs Associated with Large Demands Caused by Irrigation and Other Uses

Expressed Concerns of Existing Structure

- Impact Fee Too Costly to Realize an Acceptable Return on Investment
- Irrigation Through Potable Water Service Line Includes Sanitary Sewer Fees

Common Options

- Irrigation System Metering
- Seasonal Pricing Concept

Meter Size	Irrigation Meter Fee
¾"	\$ 3,150
1"	\$ 4,725
1½"	\$ 6,300
2"	\$ 7,875
3"	\$ 9,450
4"	\$11,025
6"	\$12,600
8"	\$14,175

Irrigation System Metering

Operations Considerations of Separate Irrigation Meters

- Improves Metrics on Water Usage
- More Equitable with Respect to Sanitary Sewer Charges
- Increases City Metering Infrastructure
- Potential to Considerable Increase Demands on the Drinking Water System

Impact Fee and Rate Considerations

- Irrigation Meter Impact Fee Structure
 - Affordability vs. Equitability
 - Water Necessity vs. "Luxury Water"
- Impacts to Water and Sanitary Sewer User Rates

Irrigation System Seasonal Pricing

Operations Considerations of Separate Irrigation Meters

- Metrics on Water Usage Relies More on Estimates
- Sanitary Sewer Charges are Based on Estimates in Winter Months; Accuracy Decreases
- Decreases City Metering Infrastructure
- Potential to Considerable Increase Demands on the Drinking Water System

Impact Fee and Rate Considerations

- Irrigation Meter Impact Fee Structure
 - Affordability vs. Equitability
 - Water Necessity vs. "Luxury Water"
- Impacts to Water and Sanitary Sewer User Rates

Discussion and Anticipated Next Steps

- Draft a Recommended Ordinance in Conjunction with Impact Fee Ordinance; Anticipated Implementation of July 1, 2017.

Discussion:

- Potential for impact on user rates
- Seasonal pricing: Evaluate water consumption in winter and apply average to summer sanitary sewer bill.
- How accurate can the estimate be?
- Several hundred irrigation meters in the system.
- Seasonal pricing eliminates the ability to recover impact fees.
- Better off using real information.
- Does the City want customers to have irrigation meters?
- Sometimes irrigation meters are a valuable tool.
- Alderman McLendon: The only way to treat sewer customers the same is to use the winter rate (seasonal pricing).
- ¾" is the standard residential meter.
- Alderman Barnhill: Request the financial impact be included with presentations. Must set up a way to recover costs and pay for the water plants. Need to know the rate of growth. We know the plant improvements are a significant investment.
- Mayor Moore: Many questions regarding costs and what that does to the rate structure.

- There are 75 irrigation meters in the system, a nominal amount.
- Mr. Hilty will provide the requested numbers for the next discussion.

3. 17-0017 **★Consideration of Certificate of Compliance for Wine in Grocery Store for Publix Tennessee, LLC #1529 Located at 5021 Hughes Crossing Boulevard (Berry Farms), Franklin, TN 37064, (Michael Mayhew, Managing Agent; Keith Everett, District Manager; Randall T. Jones, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph Di Benedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers)**
Lanaii Benne, Assistant City Recorder

No questions or comments

4. 17-0018 **Consideration of 2017 Liquor License Renewal for Red Dog Wine & Spirits, (Mr. Bard Quillman, Jr., Managing Agent), 1031 Riverside Drive, 37064**
Lanaii Benne, Assistant City Recorder

No questions or comments

5. 16-1041 **Consideration of RESOLUTION 2016-45, To Be Entitled: “A Resolution Adopting a Plan of Services for the Annexation of 459, 463 and 467 Franklin Road, by The City of Franklin, Tennessee.” Establishing a Public Hearing for February 14, 2017**
Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning & Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner

6. 16-1039 **★Consideration of RESOLUTION 2016-87/ORDINANCE 2016-49 To Be Entitled, “A Resolution and Ordinance to Annex 459, 463, 467 Franklin Road, consisting of 5.4 Acres, Located West of Franklin Road and North of Mack Hatcher Parkway and Adjoining the City Limits Within the Western Part of the Franklin Urban Growth Boundary (UGB).” Establishing a Public Hearing for February 14, 2017.**

[FIRST OF THREE READINGS] **Alderman Ann Petersen, FMPC Representative**
Emily Hunter, Planning & Sustainability
Brad Baumgartner, Senior Planner

7. 16-1040 **★Consideration of ORDINANCE 2016-50, To Be Entitled, “An Ordinance to Zone 5.4 Acres Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berry’s Chapel Character Area Overlay (BCCO-7) District, and Designate the Development Standards as Being Appropriate for Either Traditional or Conventional Area Development Standards for the Property Located West of Franklin Road and North of Mack Hatcher Parkway, 459, 463, 467 Franklin Road.” Establishing a Public Hearing for February 14, 2017**
Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning & Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner

Items 5, 6 and 7 taken together Plan of Services, Annexation and Zoning. Owner initiated annexation request. No change in use of the property, they want to be on City sanitary sewer system.

8. 16-0904 ★Consideration of ORDINANCE 2016-45, To Be Entitled: “An Ordinance to Amend Chapter 3 of The Zoning Ordinance of the City of Franklin, Tennessee, in Order to Add Parking Structures to the List of Permitted New Uses/Encroachments in the FFO – Floodway Fringe Overlay District and Revise the Requirements for Parking Lots located in the FFO.” Establishing a Public Hearing for February 14, 2017.

[FIRST OF THREE READINGS] Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning & Sustainability Director
James Svoboda, Principal Planner

Jim Svoboda: The Planning Commission recommended approval of the amendment which revises the list of encroachments in the Floodway Fringe. In sync with the Stormwater Ordinance.

9. 16-1038 ★Consideration of ORDINANCE 2017-48, To Be Entitled: “An Ordinance to Rezone 1.30 Acres from Detached Residential 2 (R-2) District to General Office (GO) District, Located West of Royal Oaks Boulevard and North of Murfreesboro Road, 203 North Royal Oaks Boulevard.” Establishing a Public Hearing for February 14, 2017

[FIRST OF THREE READINGS] Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning & Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner

Brad Baumgartner: The developer needs to be aware that the current site which is zoned residential has two driveway access points on North Royal Oaks Boulevard. Changing the use of this property from residential to office is expected to increase the trips per day generated from this site. Supported by the Land Use Plan. Further analysis required during the site plan review.

10. 16-1089 Consideration of COF Contract 2016-0309, An Administrative Services Agreement Between BlueCross BlueShield of Tennessee, Inc. and the City of Franklin, Tennessee.

Chris Clausi, Assistant Director HR
Sara Sylvis, Risk Manager

Annual update to the City’s Administrative Services Agreement with BlueCross BlueShield of Tennessee that identifies their administrative responsibilities. Lays out the fiduciary responsibility to BCBS as COF is a self-funded plan to our stop loss limit of \$250,000 per claim.

11. 17-0032 Consideration of RESOLUTION 2017-01, A Resolution Authorizing the Contribution of \$500,000 to the Williamson County Enrichment Center and Performing Arts Center.

Eric Stuckey, City Administrator

This item will be on the January 24, 2017 BOMA agenda for voting.

12. 17-0016 Consideration of RESOLUTION 2016-84, A Resolution Amending the Charter Relative to Ordinance or Resolution Adoption for Annexation or Deannexation of Property.

Shauna Billingsley, City Attorney

Amendment is to clean up language. The process does not change.

13. 16-1060 CIP Update and Discussion of CIP Process and Second Tier Projects

Eric Stuckey, City Administrator
Paul Holzen, Engineering Director

Staff was asked to update the Second Tier Projects list with projects that add roadway capacity. BOMA input is requested.

Discussion:

- Alderman Petersen: Several questions were answered by Eric Stuckey. She noted that Impact Fees have to go to principal and interest first. Most of the transportation projects to add capacity to the transportation network appear to be sidewalks and not roadways.

- Alderman Martin: Asked if they talked about the last leg of Mack Hatcher from Columbia Avenue all the way around. She wants to see that done to alleviate traffic downtown.
- Paul Holzen: It was not discussed, but they are taking the right steps as development takes place.
- Alderman Petersen: The Mack Hatcher two-lane level of service is F for the worst traffic. That needs to be four-lanes and be #2 with TDOT.
- Paul Holzen: That is a state project and they are not willing to do anything now. It could be within the next ten years.
- Mayor Moore: There is a \$6 Billion backlog of projects, and an additional \$5 Billion identified by TDOT. The list would take 30+ years to do now.
- Mr. Stuckey: Mack Hatcher extension, McEwen, Mack Hatcher widening and Columbia Avenue are all big projects to help the situation. Columbia Avenue project is moving along now.
- Alderman Skinner: There are major backups going northeast on Mack Hatcher at Lewisburg Pike. These are the things the people have to deal with daily that are state projects. Most of the traffic comes from south of Franklin.

Other Business

None

Adjournment

Work Session adjourned @ 6:35 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 10:11 AM