
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MAY 23, 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	Becky Caldwell, SES Director	P
Vernon Gerth, ACA Community/Economic Dev	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Interim Water Management Director	P
Kristine Tallent, ACA/CFO		Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Director	P
Deb Faulkner, Police Chief		Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	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. **17-0438 Consideration of Event Permit for Bluegrass Along the Harpeth sponsored by the Williamson County Cultural Arts Commission on July 21-22, 2017 in Downtown Franklin.**
Deb Faulkner, Police Chief
No questions or comments
2. **17-0439 Consideration of Event Permit for Franklin Classic 5K/10K benefitting Mercy Community Healthcare in Downtown on September 4, 2017.**
Deb Faulkner, Police Chief
No questions or comments.
3. **17-0440 Consideration of Event Permit for Viva la Diva 5K/10K benefitting Fifty Forward in Cool Springs on November 4, 2017.**
Deb Faulkner, Police Chief
No questions or comments

4. **17-0418 Consideration of Liquor License Renewal for The Corner Wine and Spirits, (Ramesh Surati and Manharbhai Patel, Managing Agents), 1110 Hillsboro Road, Suite 120A, Franklin, Tennessee 37064**

Lanaï Benne, Assistant City Recorder

No questions or comments

5. **17-0422 Consideration of Liquor License Application for Radhe Radhe Bal, LLC d/b/a Del Rio Wine & Spirits (Ranjanben Patel, Managing Agent), 111 Del Rio Pike, Franklin, TN 37064**

Lanaï Benne, Assistant City Recorder

No questions or comments

6. **17-0423 Consideration of Liquor License Renewal for Harpeth Liquors (Satish Kumar Patel, Managing Agent), 1203 Murfreesboro Road, Suite 503, Franklin, TN 37064.**

Lanaï Benne, Assistant City Recorder

No questions or comments

(Item 7 addressed after Item 8)

7. **17-0176 Discussion of Non-contiguous Annexation Requests and Draft RESOLUTION 2017-17, Plan of Services for the Mayes Creek Properties Annexation Request.**

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community & Economic Dev.

Emily Hunter, Planning & Sustainability Director

James Svoboda, Principal Planner

Continuation of an earlier discussion that focused on sewer for this site that is a little over a mile outside Franklin city limits east.

Non-contiguous Annexations:

- The City is permitted to annex property located in the UGB that is not contiguous to the existing city limits when annexation is requested by the property owner.
- The City must also coordinate the preparation of the Plan of Services (POS) for the property with the County. The City and County are required to enter into interlocal agreements that outline how emergency services will be provided for any interceding properties, and for the maintenance of roads and bridges that comprise the primary route to the area being annexed.

Key Policy Items for Non-contiguous Annexations:

- Does the proposed development fit the City's broader land use vision/consistent with Long Range Plans?
- Does the proposed development fill a community need and bring high quality development to the City?
- Does the proposed development help advance Key Infrastructure Plans?
Applicant is proposing alternative wastewater treatment for initial phases of development. Proposed plan would not advance key long term sewer infrastructure plans for Mayes Creek Basin.
- What is the impact of the proposed development on overall level of city services/cost-benefit?

According to Envision Franklin:

- The proposed Mayes Creek Properties development is located in the Development Reserve and Neighborhood Commercial Design Concepts and is currently not located within reasonable proximity to city sewer and the existing County roadway network is not suitable for large scale development. The preliminary concept for the property will need to be evaluated further and will require an amendment to Envision Franklin if BOMA is interested in considering the annexation request.

Points from lengthy discussion:

- Development is to be done in phases

- Development would be covered by Station 6 on Cool Springs which would be a 10 minutes (double the time they require) response time. Three acres at North Chapel Road and Berrys Chapel Road is designated for a future fire station. Unknown when the station could be built, thus, home sprinklers required. Work with Milcrofton to locate and add fire hydrants.
- Proposed development is not close to employment centers and I-65 causing more traffic.
- Highway 96E is on the MPO 3-year list for improvements.
- Distance to sewer connection: decentralized sewer system may not be suitable for the development.
- If annexation moves forward:
 - amendment to Envision Franklin concerning managed growth
 - consider Highway 96 E as a strategic corridor
 - comprehensive update to the entire development reserve area; Mayes Creek Plan
 - Milcrofton, as water provider, would have to meet Stormwater standards
 - Street standards and road planning would need to be updated for access
 - how does it fit into the broader land development plan and with Envision, etc.
 - Other non-contiguous annexation requests may come up in other areas
 - Need land use planning first.
 - Future development must comply with Connect Franklin
- It is essential to get Market Street extended as it is important to connectivity for the subdivisions.
- Funding to begin construction of 96E in 2018 is available and they have the ROW. The developer wants an honest answer from the City. One point is the alternative sewer bridge over. Otherwise, it is a \$20 million to tap on to the sewer since it is so far away. The policy in the current land use plan talks about a mixed-use corridor.
- The infrastructure question – decentralized system dollars vs. a permanent solution. Is that how BOMA wants dollars to be spent and does it advance development in the whole corridor. It hasn't been done to this point. What are the options to get interceptor to that area for long-term? Will all developments want to annexed?
- We should continue with this dialogue and process. We need questions answered through the annexation process, although we're not necessarily looking to annex this.
- The State did this. It is time we get the law changed back. It is hampering our cities and services. It shouldn't be just about this development. Improvements on that 96E will bring more development. Decentralized system, the infrastructure would be there and the switchover would be easier.

(Item 8 taken before Item 7)

8. 17-0468 Discussion of Potential Partnership with Williamson County Schools to Extend Sanitary Sewer Service to Henpeck Road School Site.

Eric Stuckey, City Administrator

Oak View Elementary School is located just outside the Franklin city limits and is served by a small onsite sanitary sewer system. Williamson County Schools owns approximately 35 acres adjacent to Oak View School that has been identified as a potential site of a new middle school. The new school is estimated to cost around \$40 million and house about 900 students in the fall of 2020. They cannot build the school without access to sanitary sewer. The sewer line would also benefit some commercial along Lewisburg Pike and additional areas for development that don't have sewer now. The project includes a 3,800 linear foot extension of a 12" gravity sanitary sewer main from the Five Mile Interceptor located in the Goose Creek Sanitary Sewer Basin.

The estimated project cost of \$2.36 million is proposed to be shared equally by Williamson County Schools and the City of Franklin. The City's portion of the expense (\$1.18 million) would come from the City's County Facilities Tax fund.

The Board supports working with the school system on this project.

Dr. Mike Looney, Superintendent of Williamson County Schools, thanked the City for agreeing to partner with the school system. The sewer system is to be built concurrently with the middle school within 36 months.

9. 17-0373 Discussion on the Harpeth River Watershed Feasibility Study and the Franklin Road Streetscape Project.

Paul Holzen, Engineering Director
Jonathan Marston, Assistant Director Engineering
William Banks, Staff Engineer

The question is how the flood mitigation steps work with the Franklin Road Streetscape Project, and if the City should stay the course with the Army Corps of Engineers or make it a local project.

Working with the USACE is taking much longer than anticipated with all the added regulations associated with a federal grant. The grant is \$750,000 of a \$15 million project (less than 5% of the entire project). The project could be expedited if the City would turn down the federal grant and incorporate the channel modifications into the City Project. The USACE would provide the modeling, which would not slow down the project. Taking the money increases construction time two years.

The project will remove 30 houses from the 100-year flood zone. Whether houses must be elevated or razed has yet to be addressed.

10. 17-0397 Discussion about the Design of Improvements at the Intersection of Aspen Grove Drive and Seaboard Lane.

Paul Holzen, Engineering Director

An exhibit of the all-way stop at the intersection of Seaboard Lane, Aspen Grove Drive, Parkside Aspen Gove Condominium Gated Entrance and Wyndchase Aspen Grove Apartments was displayed along with the proposed realignment. Currently, during peak traffic periods, this intersection experiences significant delay and queuing along Aspen Grove Drive and Seaboard Lane. Propose to make Seaboard Lane and Aspen Grove a through street to keep traffic moving. If desired staff could pursue a Congestion Mitigation and Air Quality (CMAQ) Improvement Program grant through TDOT. This still must be vetted and the property owners contacted.

Alderman McLendon requested the stakeholders be contacted now, before substantial revisions to an existing roadway project is put on the Capital List. Mr. Holzen indicated staff will reach out to the apartment owners and businesses.

11. 17-0401 ★Consideration of Contract 2016-0098, Proposed Terms for Parkland Acquisition Between The City of Franklin and Crescent Lockwood, LLC.

Lisa Clayton, Parks Director

Deferred to the June 13, 2017 Work Session.

12. **17-0464 Consideration of a DRAFT Professional Services Agreement (COF Contract No. 2017-0122) with Barge Waggoner Sumner & Cannon, Inc. for the Southeast Municipal Complex Lockwood Parcel for an Amount Not to Exceed \$310,158.00**
13. **17-0465 Consideration of a DRAFT Professional Services Agreement with Barge Waggoner Sumner & Cannon, Inc. (COF Contract No. 2017-0123) for the Southeast Municipal Complex Master Planning for an Amount Not to Exceed \$396,046.00.**

Lisa Clayton, Parks Director

Paul Holzen, Engineering Director

Both items related to the Southeast Park – Municipal Complex and the addition of 77 acres for a passive park and overall master plan.

- Alderman Petersen: 1) Asked about the \$184,000 allotted for the bridge and was told that is assigned to Water/Wastewater. 2) Is the pavilion in the flood plain and did that area flood in 2010. Mr. Holzen said there would be more information on that later on. 3) Regarding choosing stakeholder groups that the client deems appropriate: Choose people who are affected by or will be involved in the process.
- Mr. Stuckey: Stakeholder groups will include subdivisions, emerging sports representatives, youth sports organizations, etc. Those involved in how the park will be used.

14. **17-0435 Consideration of Interlocal Agreement (COF Contract 2017-0085) for Non-Exclusive License and Data Sharing Between City of Franklin and City of Brentwood.**

Fred Banner, IT Director

Jordon Shaw, IT Assistant Director

Extends the contract for data sharing. No cost involved.

Other Business

None

Adjournment

Work Session adjourned @ 6:31 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 10:54 AM