

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 24, 2015 – 5:00 P.M.**

Mayor Ken Moore	A		
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 Michael Skinner	P
<u>Department Directors/Staff</u>			
Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	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	P
Shauna Billingsley, City Attorney	P	Catherine Powers, 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	Jonathan Marston, Engineering	P
Chris Bridgewater, BNS Director		Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES Director	P	Linda Fulwider, Board Recording Secretary	P

Call to Order

Vice Mayor Clyde Barnhill called the Work Session to order at 5:00 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. **Consideration of Event Permit for Main Street Festival on April 25-26, 2015 Sponsored by the Heritage Foundation in Downtown Franklin**

Deb Faulkner, Police Chief

No questions or comments.

2. **Presentation of Proposed Carter Hill Battlefield Park**

**Eric Stuckey, City Administrator
Lisa Clayton, Parks Director**

Mr. Stuckey related the presentation is to follow-up on a proposal made in November. Staff has reviewed the updated proposal. There are three components:

1. Acquisition of Property - \$1.5 million contribution from the City spread over a seven-year period with funds from Hotel/Motel Tax.
2. Site Development – \$116, 000 of capital funding or Hotel/Motel Tax. City crews could do much of the work.
3. Ongoing Operating Costs - \$59,000 annual costs using existing staff resources.

Staff would like feedback Board feedback.

Julian Bibb, Mike Granger, Ernie Bacon, Eric Jacobson, and Mary Pearce spoke about the project:

- Moving forward on the project. Once Domino's Pizza has vacated the location on Columbia Avenue, the asbestos will be removed and the building razed. Franklin's Charge is bearing that expense.
- The Lovell tract purchase (Grant from the American Battlefield Protection Program) should be final by the May 27 deadline. Franklin's Charge is paying for removal of the houses.
- A generous donor will rebuild the cotton gin at the original site as soon as the cornerstone is located. That is being done with a grant from the Tennessee Wars Foundation. Another source will fund signage.
- They are pleased to be at this point and are grateful the City is willing to provide some funding.
- This is important work from a historic standpoint, but the park will also serve the purpose of a green space area for people to use. With the close proximity to Downtown it will be a true asset for tourism.
- As the battlefield grows and develops, Franklin will be the center of the region over time. The park will be looked upon as extraordinary work and the centerpiece of the story in Franklin.
- One last archeological study will determine the line that separated the Union and Confederate Troops.

Discussion:

- Alderman Martin: Thanked the group for all they have done for Franklin.
- Alderman Skinner: This is an incredible story of reclamation of battlefield. A good contribution for the City to make.
- Alderman Burger: A visitor told her what has been done in Franklin is the tip of the golden nugget in regard to Civil War history and historic Franklin.
- Alderman Petersen: How does this fit with the Parks Master Plan, and Lisa Clayton responded this project has always been included when discussing the Master Plan.
- Alderman Petersen: There are always more worthy projects than money to pay for them. Need to look at this in terms of commitment to debt service. Keep the big picture in mind.
- Mr. Stuckey: The Budget & Finance Committee will look at the three to five year outlook at the April 9th meeting. Many capital projects for parks have been done with that fund that serve both residents and those who visit. Need an analysis of what is being put in the fund and what will sustain it over the years.
- Alderman McLendon: What projects wouldn't get done on the timeline we had in mind if this is done instead. Concerned that less attention is given to the acquisition of active parks. The last active park done was Liberty Park. Advocates for historic parks seem to be pushing parks that kids use off the table. Countless parents want their kids to play different sports. The County is being asked to expand their facilities and there is not enough land to do that at Franklin High School. There is nothing bad about this proposal, but everything we decide to do means we have decided to not fund something else. What will get put on the back burner? There are two fields at Jim Warren that are grossly underfunded. When were we going to do something to upgrade for the Franklin Cowboys. They have a 40 year old building with one urinal and stall with many, many kids going through the program. So as we consider these things we have to think about the rest of the people who don't have the advocacy that pitch for their cause.
- Mr. Stuckey: Staff is assessing what is in the Parks Master Plan. They want to keep the three categories of parks balanced, Active, Passive and Historic. The Master Plan is to help with geographic locations and other things. Parkland Dedication funds are more for the future as the community grows.
- Alderman Blanton: Timing and vision is what it comes down to. The seven-year payment spread plus other partners involved makes it easier to advocate for it.
- Alderman Burger: New hotels are being constructed and there are more to come. Our hotels are full now. There will be more Hotel Tax to come. Historic parks bring in dollars for our tax base. The money we invest in historic parks will bring tax dollars to the City to spend.

3. **Battlefield Preservation Commission Update**

Amanda Hall, Preservation Planner

Amanda Hall, Sam Whitson, Jay Sheridan, Ernie Bacon, and Eric Jacobson were present for this 2014 update. Mr. Whitson gave the PowerPoint Update:

Role of the Battlefield Preservation Commission

Established in 2010, the BPC serves as an advisory body to BOMA and the City Administrator in the Identification

- Preservation
- Interpretation
- Maintenance, and
- Recognition

of Franklin's Civil War heritage.

Battlefield Preservation Commission Members

Ernie Bacon, Franklin's Charge (Vice Chair)
 David Eagan, Sons of Confederate Veterans
 Sam Gant, Sons of Union Veterans
 Sam Huffman, Save the Franklin Battlefield
 Eric Jacobson, Battle of Franklin Trust
 Pam Lewis, Tennessee Preservation Trust
 Mary Pearce, Heritage Foundation
 Alma McLemore, African American Heritage Society
 J. T. Thompson, Lotz House

Deborah Warnick, Williamson County CVB
 Thomas Flagel, Education Liaison
 Mike Grainger, At-Large Member
 Robert Huff, Reenactment Community Liaison
 Dianne Christian, At-Large Member
 Jay Sheridan, At-Large Member
 Sam Whitson, At-Large Member (Chair)
 Jim Roberts, Battlefield Property Owner
 Mike Skinner, Aldermanic Representative

Accomplishments

- Honored with the Brian Pohanka Award Organization of the Year Award by the Civil War Trust
- Sesquicentennial Banners
- Cannons on the Square
- Carter Hill Battlefield Park
- Cotton Gin Site
- Work at Fort Granger
- Multiple Sesquicentennial Events
- Events at Carter House & Carnton
- Reenactment at Eastern Flank
- Amendment of Ordinance to remove term limits for organizational representatives
- Ground Penetrating Radar Grant
- Amendment to Ordinance to Add African American Heritage Society to Commission
- Contributed to "A Walk in the Park" Franklin TV Series
- Hosted Civil War Trust Park Day Events at Fort Granger and Eastern Flank Battlefield
- Hospital Flags
- Supported Eley Tract Purchase
- Endorsed Historic Cemetery Preservation & Maintenance Plan
- Endorsed Submittal of TCWNHA Grant for Fort Granger
- Endorsed Carter Hill Battlefield Park Master Plan Proposal

Major Priorities for 2015

- Carter Hill Battlefield Park
- Reviewing and Recommending Columbia Avenue Design Standards in Light of Battlefield Context
- Support City Parks Master Plan
- Historic Cemeteries Preservation Plan

Current Projects

- Civil War Sign Survey
- Federal Line Markers

Special Thanks

- Amanda Hall, Preservation Planner
- Susan coleman, Technical Support Specialist
- Deanna Scheffel, Recreation Foreman

Battlefield Commission members present were recognized.

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

Vernon Gerth, ACA Community/Economic Development
 Chris Bridgewater, BNS Director

Chris Bridgewater related the amendment to Table 3-2 is to allow Short-Term Vacation Rentals. Short-Term Vacation Rental establishments are required to have a business license, register to pay Hotel/Motel Taxes, and a recent requirement by the State Fire Marshal's Office, fire sprinklers if the business was started after October 2010.

Eric Stuckey added the issue became complicated when the State mandated fire sprinklers: Still, the Zoning Ordinance does not list Short-Term Vacation Rentals which means they are not allowed.

Discussion:

- Alderman Burger: There are Short-Term Vacation Rentals operating now. Most have a license and pay Hotel/Motel tax. People tell her this is another big government intrusion from free market to government regulated market. She spoke with two State representatives and one senator about the issue. What if nothing was done and we just let it go. This would buy time. Once recognized, it must be enforced. The regulation came about because of a fire at a resort in Gatlinburg where multiple people stay. That isn't the same.
- Mr. Stuckey: The City cannot turn a blind eye. Regardless of the vote, a grace period can be provided for those already in operation to give them the opportunity to comply. We know they exist, Table 3.2 in the Zoning Ordinance needs to reflect they are permitted. We can continue to work with the legislature. There must be clarification as to type of home, location in relation to a fire station, etc. The State will enforce the regulation whether it is an approved use or not. The City still has the directive from the state that they have to operate as commercial resident and not single family residential. The issue exists regardless.
- Mr. Bridgewater: Short-Term Vacation Rentals that already exist will be contacted and advised they must devise a corrective plan of action to meet regulations. A Certificate of Occupancy would not be issued until the establishment was in compliance.
- Alderman McLendon: Would someone in business prior to 2010 be grandfathered in even though they are not legitimately operating. Would they be forced out of business because they don't have fire sprinklers? He would be shocked if anyone in that position with a historic home could or would apply. To pass this is to drive them out of business, officially.
- Mr. Bridgewater: His duty to act is very clear. He wouldn't be doing his job if this were not enforced.
- Vice Mayor Barnhill: There is liability for the City if something happens at one of these and the City knows they are operating. We are allowing them to operate as a non-permitted use.
- Vernon Gerth: Other communities have the same interest. He recommended deferral for two weeks or more until he, Chief Garzarek, and Shauna Billingsley can work with the State to see what can be done. The City wants to protect the people who visit.

5. *Professional Services Agreement (COF Contract No. 2015-0058) with Garver for Construction Engineering and Inspection Services for the Fieldstone Farms Pump Station No. 1 Improvements Project in an Amount Not to Exceed \$196,000.00.

Paul Holzen, Engineering Director

This item is for construction project services on an approved \$1.7 million project.

6. Presentation and Discussion of the Drainage Improvements to the Figuers Drive and 400-Block Battle Avenue Areas.

Paul Holzen, Engineering Director

William Banks, Project Manager

William Banks presented the history and an overview of the problem with maps and pictures provided by the owners of properties that flood. Figuers Drive Watershed is 297 acres and is just south of Downs Boulevard.

Design Options and Financial Impacts

The Figuers Drive drainage basin has 3 district problem areas

1. Figuers Drive East area near Franklin Elementary School
2. Figuers Drive West area, which includes the wet-weather conveyance running between 417/419 Figuers Drive and 417/419 Perkins Drive.

3. 400-Block of Battle Avenue. Figuers Drive East and West areas converge near Alicia Drive and drain directly to the 400-Block of Battle Avenue. The following options are detailed below:

Figuers Drive East Option 1 – Option 1 consists of improving/regarding the existing Quarry Branch channel and replacing the Figuers Drive and Perkins Drive cross drains. This option and the corresponding results table are:

Figuers Drive East Option 1 – Cross Drain Upgrades and Channel Improvement				
Address	Fee (1)	LAG	Existing LAG Submergence Event (2)	Future LAG Submergence Event (2)
403 Figuers Drive	682.93	680.34	100-year	100-year
1504 Figuers Drive	680.16	676.49	2-year	10-year
1502 Figuers Drive	678.03	675.09	<2-year	10-year
1500 Figuers Drive	678.16	675.09	<2-year	10-year
1414 Figuers Drive	673.2	672.88	<2-year	<2-year
404 Perkins Drive	678.7	674.46	100-year	100-year

Drainage Improvements:
 1) Channel improvement from Alicia Drive
 2) Culvert Upgrades at Perkins Drive

Design Constraints
 1) Cannot lower right bank elevation without increasing LAG submergence
 2) Match existing channel invert elevations
 3) Channel improvement using a 5 foot bottom width and 3:1 side slopes to daylight
 4) Minor channel realignment required

Notes:
 (1) FFE is the surveyed Finished Floor Elevation
 (2) LAG submergence is based on the Low Adjacent Grade (LAG) elevation
 (3) The information shown above is based on the hydraulic properties of the stream and cross drains

This information does not account for nuisance flooding caused by local drainage issues from adjacent private properties.

- ◆ You can see that for the most part, Option 1 gives protection for the homes up to a 10-year storm event. Unfortunately, 1414 Figuers would not be helped by this option. The only way to help that home is to divert upstream flows (e.g. Option 2 below).
- ◆ However, we only provide a 2-year level-of-service (LOS) at the road crossings (even with the pipe upgrades). This is because the water can still overtop low areas in the roads.
- ◆ Figuers Drive East Option 1 Preliminary Engineer's Estimate:

Construction Cost	\$255,957.50
10% Contingency	\$ 26,000.00
Survey, Eng., Permits	\$ 40,000.00
CEI	<u>\$ 25,000.00</u>
	\$346,957.50

Figuers Drive East Option 2 – Option 2 consists of concrete channel improvements along the existing Quarry Branch channel, replacing the cross drains, installing a diversion structure upstream of Figuers Drive, and building a concrete diversion channel. We attempted to keep the proposed concrete diversion channel along the eastern side of Figuers Drive near FES. However, we determined it is not feasible to do so because the east side of the road is in a different watershed. Also, that channel is already undersized for the amount of acreage draining to it. So, we are still showing the diversion crossing under the street to run along the west side of Figuers Drive near Perkins Drive. This option is anticipated to provide 100-year protection for affected properties. This option and the corresponding results table are shown below:

Figuers Drive East Option 2 – Cross Drain Upgrades, Concrete Channel Improvement, and Diversion				
Address	Fee (1)	LAG	Existing LAG Submergence Event (2)	Future LAG Submergence Event (2)
403 Figuers Drive	682.93	680.34	100-year	100-year
1504 Figuers Drive	680.16	676.49	5-year	100-year
1502 Figuers Drive	678.03	675.09	<2-year	100-year
1500 Figuers Drive	678.16	675.09	<2-year	100-year
1414 Figuers Drive	673.2	672.88	<2-year	100-year
404 Perkins Drive	678.7	674.46	5-year	100-year

Drainage Improvements:

- 1) Channel improvement from Alicia Drive to Figuers Drive
- 2) Culvert Upgrades at Perkins Drive and Figuers Drive
- 3) Diversion Storm Sewer from Figuers Drive to Perkins Drive
- 4) Concrete channel from Perkins Drive to Alicia Drive
- 5) 6x3 RCB at Alicia Drive

Design Constraints

- 1) Cannot lower right bank elevation without increasing LAG submergence
- 2) Match existing channel invert elevations
- 3) Channel improvement using a 5 foot bottom width and 3:1 side slopes to daylight
- 4) Minor channel realignment required
- 5) 5 driveway cross drains to be designed
- 6) Storm sewer inlets to be designed
- 7) Localized grading of yards adjacent to concrete diversion channel

Notes:

(1) FFE is the surveyed Finished Floor Elevation
(2) LAG submergence is based on the Low Adjacent Grade (LAG) elevation

This information does not account for nuisance flooding caused by local drainage issues from adjacent private properties.

◆ Figuers Drive East Option 2 Preliminary Engineer's Estimate:

Construction Cost	\$ 844,972.50
10% Contingency	\$ 85,000.00
Survey, Eng., Permits	\$ 60,000.00
CEI	\$ 60,000.00
	<u>\$1,049,92.50</u>

Figuers Drive West – These improvements affect the wet weather conveyance that runs between 417/419 Figuers Drive and 417/419 Perkins Drive. This area drains to West Main Branch, which connects to Quarry Branch/Figuers Drive East. We are only presenting one option for the west area of Figuers Drive. Based on the latest analysis, it appears that upstream detention is not necessary. We are able to provide at least a 50-year LOS by upgrading the cross drains only. Local site grading will be necessary to prevent/solve the local/nuisance flooding issues. This option and the corresponding results are shown in the table below:

Figuers Drive West Option 4 – Cross Drain Upgrades				
Address	Fee (1)	LAG	Existing LAG Submergence Event (2)	Future LAG Submergence Event (2)
419 Perkins Drive		679.19	<2-year	50-year
421 Perkins Drive		679.51	<2-year	100-year

Drainage Improvements:
1) Remove existing cross drain downstream of Perkins Drive
2) Culvert Upgrades at Perkins Drive and Figuers Drive

Design Constraints
1) Proximity of houses to bank makes channel widening problematic
2) Existing channel elevations lowered at proposed RCB's

Notes:
(1) FFE (Finished Floor Elevation) was not surveyed
(2) Low Adjacent Grade (LAG) elevation taken from the survey point closest to the structure
(3) LAG submergence is based on the Low Adjacent Grade (LAG) elevation
(4) The information shown above is based on the hydraulic properties of the stream and cross drains

This information does not account for nuisance flooding caused by local drainage issues

◆ Figuers Drive West Preliminary Engineer's Estimate:

Construction Cost	\$143,728.00
10% Contingency	\$ 15,000.00
Survey, Eng., Permits	\$ 13,000.00
CEI	\$ 15,000.00
	\$186,728.00

400-Block of Battle Avenue – From the 2013 Battle Avenue Drainage Study, the original findings were:

- ◆ Possible removal of a downstream pedestrian bridge
- ◆ Channel maintenance
- ◆ Battle Avenue bridge replacement
- ◆ Construction of a detention basin
- ◆ Flood proofing

All of the alternatives explored had no impact of removing structures from the 50 and 100 year storm event. For this reason, staff did not recommend proceeding with any type of capital project. Exhibit I were pictures of storm events provided by residents. It would take multiple detention ponds (exhibit H) and 47 parcels to protect five homes on Battle Avenue.

Discussion

- ◆ Melissa and Kenneth Heithcock, 403 Figuers Drive: Water has gotten into their home three times (2008, 2010, 2011). They have a lower level room. They did receive some FEMA money. There is no way to divert the water from their house on the corner. The newly constructed building in the strip mall at 400 Downs Boulevard is behind them and seems to have diverted some of the water from their front yard and into the house. Their house sits a little lower than the rest.
- ◆ Mr. Marston: Option 2 would help six homes and divert the water past the elementary school (exhibit E). He added that these are preliminary drawings.
- ◆ Randy and Connie Boone, 419 Figuers Drive: Moved there in July 2014 and had no idea this home was in the flood zone. He asked how this would affect their property.
- ◆ Mr. Banks: There were no issues reported at this address. It's the channel that goes by that house effects the flooding downstream. The plan calls for taking care of the erosion at that site.

- ◆ Alderman Skinner: This is worthy of pursuing further. He mentioned flooding in the street next to the elementary school is a safety issue. He complimented Mr. Banks on the fine job he has done researching and working with the residents. The residents present agreed and gave him a round of applause.
- ◆ Thus far around \$100,000 has been spent from the Stormwater Fund.
- ◆ Mr. Holzen: A topographical survey would be the next step.
- ◆ Stacy Green, 409 Battle Avenue: Branch Stream comes through his property. She has lived there since 2012 and the yard has flooded twice, once in daytime and once at midnight. The flooding is minor and doesn't get into their home. They had been told that water could get into the crawl space and that other homes in the neighborhood get water. No major problems and they plan to build on the property.
- ◆ Matthew Johnson, 1504 Figuers Drive: Option 2 appears to turn the stream into a concrete ditch and would affect landscaping, etc. Mr. Banks advised staff nixed the concrete.
- ◆ Krystal Couture, representing Michael and Thelma Couture, 1414 Figuers Drive: Had flooding last spring in a room converted from a garage. They sandbag their back porch every time it rains and put down towels. Driveway floods when it rains. Several inches to a foot of water comes through the back door.

7. Discussion Concerning an Alignment Study and Intersection Improvements to Carlisle Lane and Del Rio Pike.

Paul Holzen, Engineering Director

An update will be given at the April 14th Work Session.

8. Discussion Concerning Appropriation of Funds to Franklin First United Methodist Church (COF Project 2665) for Improvements Made at Intersection of Mack Hatcher and Aldersgate Way.

Eric Stuckey, City Administrator

Because of the time constraints, Ronnie Griffeth, Chairman of the Franklin First United Methodist Church Building Fund, requested this item be addressed at the April 14, 2015 Work Session, and that it be placed as one of the first few items on the agenda.

9. *Consideration of a Contract with Socrata for Technology Services, COF Contract 2014-0349, in an Amount of \$24,989.00

Michael Walters Young, BPI Manager

Eric Stuckey, City Administrator

Overview will be given at the voting meeting following this Work Session.

Other Business

None

Adjournment

Work Session adjourned @ 7:12 p.m.


 Clyde Barnhill, Vice Mayor