



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes - Final

Work Session

Tuesday, December 8, 2015

4:30 PM

Board Room

Call to Order

Present 9 - Mayor Dr. Ken Moore, Ald. Ann Petersen, Brandy Blanton, Ald. Margaret Martin, Ald. Pearl Bransford, Ald. Dana McLendon, Ald. Clyde Barnhill, Ald. Michael Skinner, and Ald. Beverly Burger

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [15-0996](#) Introduction of FranklinForward Open Performance Dashboard

Sponsors: Michael Walters Young

Progress is measured in the four broad, key strategic goal areas incorporated in the strategic plan. This information will be on the City website for citizens to follow progress, see financial information, and find answers to questions they may have. When the page is up and running, in about a month, go to performance.franklintn.gov on the City website to see the strategic plan. The page has four themes (goals). Clicking on a goal will take it to the homepage (dashboard) with themes and subthemes. Goals and subthemes may be viewed in several ways, narrative, percentages, bar graphs, excel, spreadsheet or a pdf.

2. [15-1071](#) Consideration of Event Permit for Friends for Healing 5K/10K sponsored by Pastoral Counseling Centers of Tennessee on March 19, 2016 (12/08/15 WS)

Sponsors: Deb Faulkner

Attachments: [Friends for Healing 2016 REVISED APP.pdf](#)

This Event Permit was referred to the Board of Mayor & Aldermen meeting on 1/12/2016.

3. [15-1075](#) Knoll Top Lane - Funding overview and construction update.

Sponsors: Eric Stuckey and Vernon Gerth

Attachments: [Waterford Plat - Columbia State CC 11.29.11 Edited.pdf](#)
[Columbia State Aerial.png](#)

It was previously determined that the cost of constructing Knoll Top Lane would be divided between Doane Petcare the Tennessee Board of Regents with the expectation the Knoll Top Lane improvements would not exceed \$1,000,000. Doane Petcare and the TBR each agreed to contribute \$500,000 toward the construction. When Doane Petcare transferred their property to SouthStar, SouthStar agreed to the condition of contributing \$500,000 toward the construction and completion of Knoll Top Lane. Subsequently, the TBR and SouthStar agreed to increase their respective contributions by \$100,000 each, and also agreed to incur the cost of the traffic signal at Knoll Top Lane and Liberty Pike if warranted. SouthStar also agreed to incur the cost of the 5' wide concrete sidewalk along western side of Knoll Top Lane. The Budget & Finance Committee recommended approval for the City to fund the 10' wide concrete multimodal trail on the CSCC side of Knoll Top Lane (estimated \$80,000), the street lighting along this section of Knoll Top Lane (estimated \$300,000), and to utilize the City Tree Bank to acquire and install street trees on both sides of Knoll Top Lane between Liberty Pike and the Ovation Development.

Staff recommends approval of the additional funding to ensure Knoll Top Lane is completed in conjunction with the opening of the new Columbia State Community College Franklin Campus. This action is reflected in the proposed budget amendment currently under consideration by BOMA.

4. [15-1062](#) *Consideration of 2016 Liquor License Renewal for Red Dog Wine & Spirits, (Mr. Bard Quillman, Jr, Managing Agent) 1031 Riverside Drive, 37064. (12/08/15 WS)

Sponsors: Lanaii Benne

Attachments: [2016 CERT Quillman, Bard.doc](#)

This Liquor License was acknowledged

5. [15-1014](#) Consideration Of Ordinance 2015-56, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 5, Section 5.3, Subsection 5.3.5 (2)(a) Pertaining To Reverse Frontage." (11/19/15 FMPC 9-0; 12/08/15 WS; 1ST Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-56 - Zoning Amendment Reverse Frontage Law Approved](#)

The purpose of the ordinance is to prohibit reverse frontage and require that new detached residential lots be developed so that the dwellings front streets or open space instead of backing up to them. The requirement applies to both the lots that are located along the perimeter of a subdivision and those that are located along streets internal to the development. Parallel access drives or access to lots by rear alleys are considered to be acceptable alternatives to reverse frontage.

Reverse frontage would still be permitted in the following situations:

- On new lots or sites located adjacent to Interstate 65 and Mack Hatcher Parkway so long as they provide the required 100-foot wide, Class A landscape buffer.
- On existing platted lots in residential subdivisions or in Planned Units Developments approved prior to the effective date of the Ordinance.

6. [15-1019](#) Consideration of Ordinance 2015-45, To Be Entitled, “An Ordinance To Amend Chapter 3, Section 3.5, Subsection 3.5.6, The CFCO, Central Franklin Character Area Overlay District, Of The Franklin Zoning Ordinance.”; (11/19/15 FMPC 9-0; 12/08/15 WS; 1st Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-45 Text Amdt CFCO 9 and 10 AMENDED at BOMA 2nd Reading.pdf](#)
[Ordinance 2015-45 Text Amdt CFCO 9 and 10 Amended at FMPC.pdf](#)
[Ordinance 2015-45 Text Amdt CFCO 9 and 10 Law Approved 00028888.pdf](#)

This text amendment allows for the implementation of the Land Use Plan and the Community Planning Assistance Team (CPAT) study of the Fifth Avenue North/Bicentennial Park area. It will permit redevelopment with nonresidential uses in the shallower part of the floodway fringe while continuing to preserve the deeper floodplain for open space.

Vice Mayor Blanton referred to a study that indicated the area needed to be green space and now has reverted back. How did that happen so quickly? Kelly Dannenfeler explained how they took the results of the study and worked with local conceptual diagrams, City regulations, State regulations and Code, which reflect FEMA regulations.

Alderman Petersen referred to Figure 3-15 on page two of the ordinance, the connection shown across Sharps Branch is not a crossing, and asked if it the illustration could be removed. It is not a part of this plan, but makes it appear that it is. Following discussion it was decided to leave it in since it is a conceptual planning tool.

Alderman Bransford wanted to go on record as saying amending and changing are part of times changing. As it goes along to “The Hill”, may have to change and amend, not only this corner, but also “The Hill”.

7. [15-1021](#) Consideration of Ordinance 2015-47, To Be Entitled, "An Ordinance To Rezone +/- 0.25 Acres From General Commercial (GC) District To Civic Institutional (CI) District And To Rezone +/- 2.75 Acres From Central Commercial (CC) To Civic Institutional (CI) District For City-owned Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of North Margin Street." (11/19/15 FMPC 9-0; 12/08/15 WS; 1st Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-47 - Rezoning City Owned Properties Bicentennial 5th Ave N.Law approved](#)
[MAP Rezoning City Owned Properties Bicentennial 5th Ave N.pdf](#)

This is to "clean-up" the ordinance and rezone the area around Bicentennial Park as Civic Institutional District in keeping with future uses.

8. [15-1064](#) *Consideration of a Professional Services Agreement (COF 2015-0381) with Smith Seckman Reid (SSR) for design services for the Ladd Park Interceptor Sewer Project for an amount not to exceed \$176,600.00 (12/08/15 WS).

Sponsors: Paul Holzen

Attachments: [Ladd Park Subbasin Map](#)
[00029528](#)

Existing temporary pump station to be taken out of service by installing approximately 7,000 linear feet of gravity sewer from the pump station offsite to the existing 24" Simmons Ridge Interceptor Sewer.

9. [15-1065](#) Consideration of Ordinance 2015-62 "An Ordinance To Establish A No Right Turn On Red Regulation On South Royal Oaks Boulevard At The Northbound Approach To Murfreesboro Road" (Discussed at 10/29/15 CIC AND 12/08/15 WS; 01/12/16 BOMA 7-0) SECOND AND FINAL READING

Sponsors: Paul Holzen

Attachments: [Ord 2015-62 No Turn On Red Murf Rd Final](#)

Capital Investment Committee discussed the problems associated with allowing right turns on red off South Royal Oaks onto northbound Murfreesboro Road. "No turn on red" should minimize the problems (the crash rate is 48% above the statewide average), but may generate additional stacking and delays, especially during peak hours. Staff recommends placing large "no turn on red" signs that include a red ball, on the mast arm and near the pedestal signal head. The intersection will be monitored.

This Ordinance was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/12/2016.

10. [15-1066](#) Consideration of Ordinance 2015-63, "An ordinance to revise the no right turn on red regulation on Mack Hatcher Memorial Parkway at the northbound approach to Liberty Pike"(Discussed at 10/29/15 CIC AND 12/08/15 WS; 01/12/16 BOMA 7-0). SECOND AND FINAL READING

Sponsors: Paul Holzen

Attachments: [ORD 2015-63.pdf](#)

Residents of the Royal Oaks Subdivision asked that the intersection of Mack Hatcher and Liberty Pike be considered for a 'no turn on red' sign. Actually, this regulation has been in place since 2008; however, when the road was widened in 2014, placement of the sign is less obvious. Enforcement of a no right turn sign should make it easier for motorists coming off Jordan Road to get onto Liberty Pike. Following investigation and traffic counts, staff recommends placement of NO TURN ON RED signs enhanced with a red ball, along with signs that read "MON-FRI 6AM-6PM" on the mast arm and a near post mounted sign for emphasis.

This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/12/2016.

11. [15-1068](#) Consideration of Resolution 2015-96; "A Resolution Declaring a Portion of Right-of-Way on Huffines Ridge Drive as Surplus Property. (12-08-15 WS)

Sponsors: Paul Holzen

Attachments: [RES 2015-96 CORRECTED.docx](#)
[Res 2015-96 Revolution Motosports 2015-11-11 Huffines Ridge Letter](#)
[Res 2015-96 Huffines Ridge Excess ROW Final](#)

Per the City's Unused City Right-of-Way Policy, the policy recommends vacating the surplus right-of-way equally (50/50) to property owners adjacent to both sides of the City right-of-way. This is a non-buildable lot appraised at under \$25,000 allowing Board action. The property is a long sliver in a cul-de-sac area.

This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/12/2016.

12. [15-1057](#) Discussion of Final Draft of the Comprehensive Parks Master Plan

Attachments: [Franklin Parks Master Plan Revised 10 26 15](#)
[JUNE 2015 Version of Parks Master Plan](#)
[November 2015 Franklin Greenway Master Plan Comparison Exhibit](#)

Steve Fritts presented an update:

Public Input on Draft Plan

- June 23, 2015 Presentation of draft plan to BOMA
- July 1, 2015 Park Land Dedication presentation to Design Professionals

Group

- August 17, 2015 Community forum on draft plan
- August 18, 2015 Park Land Dedication presentation to BOMA
- November 5, 2015 Second community forum on draft plan

Summary of Changes

- Section 1.0 (Executive Summary)
Changed to reflect changes in Section 4
- Section 2.0 (Community Outreach)
No changes
- Section 3.0 (Research and Analysis)
No changes
- Section 4.0 (Park, Trails and Facility Development Plan)
Multiple changes
- Section 5.0 (Implementation Plan)
Minor changes to reflect changes in Section 4

Document Revisions

- Revised plan is posted on the City's website
- All changes in text are highlighted in yellow
- Changes in maps/figures are noted in highlighted text prior to the map/figure
(Took the overall greenways network plan and changed that to show all of the changes that had been made in that plan since originally submitted in June).

Land Acquisition/New Parks

- Recommended acquiring 100 acres over the planning period
- Initial acquisition of 50 acres recommended for new East/Southeast Park
- Change is the identification of existing City owned parcel as candidate site for park use

City Owned Parcel – Approximately 180 Acres

- Planned as site for future Waste Water Treatment Plant
- Plant will need 14-20 acres of the 38 acres of the site that is not in flood plain; balance of site could be used for recreation
- Additional 80 acres north of the site could be available for passive recreation use

- East/Southeast Park: recommended as a community park including 8+ multi-purpose fields (football, rugby) and variety of other passive uses

*Site could provide environmental education opportunities identified as needs in the plan

Trails and Blueways - Most of the changes are within this section

- Revised trail definitions
 - Tier 1 Primary Trails changed to "Shared Use Paths"
 - Tier 2 Primary Trails changed to "Side Paths" • Intent is to eliminate hierarchy in trail recommendations
- Definitions consistent with AASHTO Guide to Development of Bicycle Facilities

Trail Priorities – Changes

- Removed any reference to priorities for implementation of any trail segment
- Priorities for implementation will be a decision made by BOMA in the future

Trail Locations – Changes

- Plan presents an overall vision for connectivity
- Trail locations are very conceptual
- Locations subject to further extensive stakeholder input, survey and design
- All decisions on final trail locations will be made in the future by BOMA

Greenway Network Plan – Changes

- Reflects changes along the Harpeth River
- Includes all existing/planned connectivity of multi-use paths, side paths and sidewalks across the City whether off or on ROW
- Current version shows all changes from the June, 2015 original version (change from November 5 public forum)
- Two maps 1) original from June and 2) revised with additions.

Individual Trail Segments – Changes

- Removed “Tier” designations
- Removed any reference to priority for implementation
- In some cases shows potential trail routes on both sides of the Harpeth
- Maps: Eastern Flank Battlefield to Pinkerton Park; Pinkerton Park to Park at Harlinsdale Farm; Park at Harlinsdale Farm to Judge Fulton Greer Park; Aspen Grove Park to Mack C. Hatcher Memorial Parkway; Bicentennial Park to Jim Warren Park; Eastern Flank Battlefield to Five Mile Creek; Five Mile Creek to Robinson Lake/Ladd Park

Park Land Dedication – Changes

- No changes in this draft document although changes are forthcoming
- Input process proceeding separately
- Draft plan revision de-couples approval of the Park Land Dedication

Ordinance from the master plan

- BOMA will act on this separately

Capital Improvement Plan – Changes

- Changed from a “blueprint” to a “vision” for spending to support plan recommendations
- Removes recommended priorities for spending over the 10 year planning horizon
- Priorities for funding the recommendations will be set in the future by BOMA
- Capital Projects, Budgeted, Unfunded shown on the next four slides

Next Steps

- Consideration of comments received and direction provided this evening and make any necessary revisions to the plan
- BOMA consideration for adoption of the revised master plan and Park Land Dedication Ordinance

Discussion:

- Lisa Clayton: On-road paths will be included in the Transportation Plan. Park Land Dedication will come on its own.
- Eric Stuckey: The Master Plan and Capital Plan are not indications that the City will do everything listed in the plan. The plan is a “blueprint” that highlights key needs including:
 - A regional park in the southeast
 - Additional indoor recreational facility (working with the County)
 - Neighborhood parks & Parkland dedication
 - Trails and Greenways
- Alderman Petersen: Agreed with what Mr. Stuckey mentioned as priorities,

but did not think those were reflected in the plan after the consultant reports/updates and surveys. She referred to different priorities listed in different surveys not being the same, and playgrounds and neighborhoods only mentioned once or not at all. Plans for multi-use trails were mentioned more than what was in the surveys. Some trails were added without being mentioned at the November meeting. They overwhelm everything seen on the June map. Concern, including ideas with 12 groups of stakeholders, focus groups interviewed and not a single one of those had anything to do with someone who has a stake in this, no person, no group affecting private property was ever invited to any stakeholder meeting. Those are the real stakeholders. Regarding a Delaware 2006 report that says abutting property increased 100%. That is lower than the 140% increase in other areas. Portland study in 2003 estimated location of a trail with 200 ft. of property decreased the sale value by 6.8%.

- Alderman Bransford: Thanked Mr. Fritts for the changes. Trail priorities have changed. Locations are subject to further stakeholder input. She heard from many stakeholders of the Cross Creek HOA, Ashcroft Ridge and Lancaster Drive. She is happy to know their voices will be heard.
- Mayor Moore: Entered the petition from Lancaster Drive residents into the record.
- Alderman McLendon: Differences between conceptual, funding and design. The Bicentennial /Harlinsdale connection on page 128, the bridge and future multiuse path across the Harpeth Meadows neighborhood and into Harlinsdale. He advocated for removing the conception connection. Concepts are important. He doesn't want to see that multiuse trail again. We need sidewalks that convey pedestrians to Harlinsdale across the bridge and down Franklin Road to Harlinsdale. We don't need that multiuse trail. That is the single most intrusive crossing of private property in the entire project. He wants it removed even as a concept. The community wants sidewalks, so abandon that and focus similar efforts on a sidewalk system which will be much better. Sidewalks are overdue.
- Alderman Burger: The Master Parks Plan does not address sidewalks throughout the City. Sidewalks are needed on Franklin Road to Harlinsdale, which is a separate issue and shouldn't be mixed in with this plan.
- Alderman Barnhill: Look closely at Lancaster Drive and the trail on Murfreesboro Road side of the Harpeth, Pinkerton Park to Eastern Flank Battlefield. How do we look at those two highly sensitive areas? The Harpeth River Walk on that side of the river is highly contentious.
- Vice Mayor Blanton: She took two vision trips to cities with successful trail ways. Not every shoe fits. Fifty-five residents of Lancaster Lane and Harpeth Meadows have spoken and we hear you and understand property rights. Didn't like Park Land Dedication and that was taken out. Participation makes a big difference. Hope their fears are abated as the Board is trying to do the best for everyone. In favor of trails and multimodal paths for bikes, strollers and such. Needs to be walkable. For trails, it can be done with sensitivity to property owners.
- Alderman Petersen: Residents have said many times they don't want the trail on the Murfreesboro side. How long do you have to keep saying you don't want something? So, should there be a request to remove the trails from private property, and if so, she will make that request.
- Alderman Martin: Most on the Murfreesboro side are in her ward, and they are not in favor of putting trails in their back yards. There must be other ways to do it. On the map there is a bridge from the Harlinsdale equestrian center across the river and could attach across there, so why discussion about Lancaster Lane. Since the first meeting they have been against this. She has read the letters and emails and supports the residents.

- June Crowell, 410 Murfreesboro Road (across from Pinkerton Park): Asked that BOMA remove the multiuse trail Riverwalk section in the Master Parks Plan as it relates to Murfreesboro Road. It is an opportunity to start from the beginning. They have been contesting this since 2002. The lack of funding and current status of the plan does not warrant the six pages down to the lighting; seems more specific than conceptual. Not against connectivity but priorities and funding should be on sidewalks on Franklin Road and Lewisburg Pike. The survey she felt was leading in regard to responses for river walks, connectivity and pathways for new neighborhoods instead of existing properties.
- Lynn Hallum, 195 Sturbridge Drive: Gave an example of a concept plan that was approved without removing a concept; the concept was later built. There were objections. But it was approved in concept but became permanent. They don't want trails down that side of the river. The people most invested were not contacted for meetings. Remove off the concept plan behind Sturbridge, etc.
 - Alderman Burger: People are saying they weren't invited to the meetings. The City advertises public meetings and go out of their way to assure public meeting notices are published and signs are placed.
 - Eric Stuckey: The focus groups were held a year ago, and those meetings are not advertised. Move forward. This is the big picture plan and should not be tainted by two areas where people have concerns. The Capital Investment Plan will determine what can be funded. That is where decisions are made.
 - Alderman Barnhill: Prioritize sidewalks vs. multi-model trails. The two cannot be compared. The Board will look at all that based on formula, what the City can afford, taxing power, etc. Not all items in the parks plan will be done. It is a \$67 Million project with two small portions in dispute.

This Final Draft of the Comprehensive Parks Master Plan was discussed and read into the record

13. [15-1058](#) Consideration of Options and Staff Recommendation for 403 and 405 5th Avenue North - "The Hill"

Sponsors: Eric Stuckey and Vernon Gerth

Attachments: [The Hill BOMA Memo Appendix.pdf](#)

The Board discussed this previously but there is no clear direction on how to dispose of this property. Kelly Dannenfesler and Vernon Gerth presented a land-use planning context for the property:

The 5.58-acre site is a highly visible gateway property along a nonresidential corridor. Most of the site is elevated above Fifth Avenue North, isolated between a retaining wall and two cemeteries. The site is constrained by the sole vehicular access through the 100-year floodplain, although there may be potential for emergency access through the private Mt. Hope Cemetery to Mt. Hope Street when flood events occur. An eclectic mix of nonresidential and institutional uses surround this property. Following intensive study of this corridor, the Land Use Plan recommends that "new uses should be limited to low-scale, low-impact public uses that respect the adjacent historic cemetery. If the BOMA decides to declare this property surplus, low-scale commercial and civic/institutional uses would be appropriate."

Examples of public uses include:

- Overflow parking for Bicentennial Park and the adjacent National Register historic cemetery;
- A trailhead for the Harpeth Riverwalk, or
- Passive open space.

Examples of private redevelopment concepts meeting the Land Use Plan recommendations include the following:

- A low-scale church building with a steeple could be situated facing north toward Hillsboro Road and Del Rio Pike. Parking could be located behind the building (south of) and could be used for both the church and the cemeteries;
- A small scale school could be an appropriate use provided emergency access is secured through the cemetery and provided appropriate safeguards are in place for the retaining wall;
- A commercial use in a new, low-scale structure that enhances the gateway into downtown Franklin and Bicentennial Park. Appropriate commercial uses include restaurants, personal services, retail and commercial uses, service commercial uses, or private recreational facilities; or
- A commercial use in an adaptive reuse scenario with a new facing or a building addition at the north end to block the view of the existing warehouses. The (approximately) 22,500 square-foot warehouse could then be renovated. It is anticipated that, with this scenario, the 4,300 square-foot warehouse at the bottom of the hill at the Third Avenue intersection would be razed with no new use located within the 100-year-floodplain.

The goal for any redevelopment should be to create a new low-scale focal point along this gateway into downtown Franklin.

Discussion:

- Staff discussions included leaving the property as is until Hillsboro Road is more developed, Bicentennial Park and the Heritage Foundation property are operational. Affordable housing on the site has been discussed as well. For now, the metal structures can be removed and the property cleaned up.
- Kelly Dannenfesler: Internally, staff thinks it best to be prudent about

City-owned property since future needs are unknown, wait until the pavilion at Bicentennial is up and running.

- Alderman Bransford: The property sits beside the historic neighborhood of Hard Bargain and the historic cemetery, and housing hasn't been ruled out and should stay on the table. Advocate that it be looked at as potential affordable housing. As the area develops, housing may be a perfect fit.
- Alderman Barnhill: Agreed with cleaning up the property while keeping in mind some of the ideas mentioned. As a reminder, a \$2.4 Million value was put on that property with the intent to divest of and pay for property on Columbia Avenue.
- Vice Mayor Blanton: Echoed Alderman Bransford's idea of Hard Bargain community housing being a good idea. The Board has given lip service to affordable housing. Property is scarce. She asked to go on record that she wants to travel further down the road for the underserved in the community.
- Alderman Martin: Doesn't think that is the place for housing because it is a gateway into the City. The cemeteries need parking. She sees land all across the City that would be ideal for workforce housing. She is opposed to residential development on that property.
 - Alderman Burger: Not sure Bicentennial Park will affect this property. She thinks it is a good place for residential development. It shouldn't just be a parking lot for cemeteries. Get some tax value out of some of this land. People could live there and walk downtown and to commercial areas as well for jobs. Transit stops there.
 - Steve Murray, Community Housing Partnership Executive Director, 129 West Fowlkes Street: Three non-profits are asking for consideration. Contrary to the report, there is housing all around this vicinity. They would put in parking for both cemeteries and would negotiate with the Mt. Hope Cemetery to make their cemetery more productive. It is the right place for housing. It is part of the quadrant called Hard Bargain which continues to be overlooked. They want BOMA to know they would like to see housing on this property. They want this put in conceptual ideas for discussion.
 - Brant Bousquet, Executive Director Hard Bargain Association, 608 Mt. Hope Street: Noted some folks from Hard Bargain were in attendance. He commented that Mary Pearce, Heritage Foundation, is also in favor of residential housing at this site. From the audience, Ms. Pearce said she was not in favor. Mr. Bousquet rescinded his comment. He has talked with Rick Warwick, County Historian, and this area, from its very origin was known as Hard Bargain. Not just the little area where the houses are, but the whole area. Ashley Court Apartments were in Hard Bargain, this property is in Hard Bargain as is the cemetery. The residents of Hard Bargain proper do feel ownership. This is a prime location to do something for affordable/workforce diversity for housing that can be significant. It is easy to talk about wanting affordable housing, but very hard to implement.

This Presentation was acknowledged

14. [15-1047](#) Consideration of Conducting a Citizen Survey for the City of Franklin.
(01-26-16 WS)

Sponsors: Eric Stuckey and Michael Walters Young

Attachments: [01262016-SampleOpenEndedQuestions.pdf](#)

[New Item - Survey Follow-Up Answers from NRC - 11252015](#)

[New Item - Survey Validity](#)

[New Item - List of Communities](#)

[New Item - Sample Custom Questions 2015](#)

[Sample NCS Timeline](#)

Response to open issues:

Distributed 4 new items:

- Copy of sample survey
- Follow up answers from the National Research Center
- Statement of Survey Validity
- Comparative List of Communities
- Sample Custom Questions

Follow-Up Questions:

- Online Survey: Can limit open responses based on IP address. Can opt to remove all but the first submitted response. Wouldn't want to remove responses that could be coming from shared computers (i.e. library).
- Typical return rate from formal randomized survey: Range from 20% to 40%. If mailed to 2,600, will likely hear from a minimum of 500.
- Concern about such a small sample of population surveyed: 2,600 assures an accurate sampling +/- 4%.
- Cities in Tennessee that used the NCS: Johnson City, White House, Morristown, Sevierville, and Bristol
- All Cities with comparative data that used the NCS – 575
- Can compare Franklin to comparable cities for additional cost.
- Can have more than one open ended question for additional cost of \$1,665 each.
- Accommodate paper entry of web surveys – yes.
- Accommodate ward based results - yes

Mr. Stuckey related the goal is to have the survey completed in time for the budget process as there could be helpful information for that process.

This Presentation was referred to the Work Session meeting on 1/12/2016.

15. [15-0901](#) *Consideration of Resolution 2015-84, a Resolution Authorizing the Issuance of \$40 Million in Water/Sewer Revenue and Tax Bonds (10/08/15 Finance 3-0; 12/08/15 WS).

Sponsors: Eric Stuckey and Russ Truell

Attachments: [2015-84 Water Sewer Revenue and Tax Bonds 40M.docx](#)
[Resolution 2015-84 redlined version](#)

This resolution starts the bond process for the water and sewer projects

This Resolution was acknowledged

16. [15-1082](#) *Consideration of Resolution 2015-104, A Resolution Of Intent To Fund and Authorize the City's Portion of The Williamson County Wide Radio System Project (12/08/15 WS).

Attachments: [Countywide Radio - Resolution of intent and support - 12-2015](#)

Background

The city of Franklin implemented its existing 800 MHz radio system in 2006.

Beginning in 2012, public safety leaders from Brentwood, Franklin, and Williamson County began meeting to discuss public safety issues of common concern and to explore opportunities for collaboration.

From this process, a consensus was developed around the opportunity to build a true county-wide radio system for public safety and public services using Franklin's system infrastructure as a key component.

In August of 2014, the City of Brentwood, the City of Franklin, and Williamson County entered into an Interlocal Agreement creating a Joint Communications Network Authority.

The Network Authority has met monthly since its formation to develop a plan to implement a County-wide Radio System.

Radio System Plan

A proposal has been presented to the Network Authority from Motorola to develop the County-wide radio system that will:

Be developed in two phases with Phase I completed during 2016.

Provide added channel capacity to meeting the needs driven by community growth-shifting from an 800 MHz to a 700 MHz system.

Provide enhanced coverage in Franklin compared to the existing system due to additional tower sites in Brentwood and in the county.

Link to Metro Nashville's system in order to provide enhanced coverage and redundancy/back-up.

Provide 95% coverage through Williamson and Davidson County including enhanced in-building coverage for key locations such as the Cool Springs Galleria and school buildings throughout Franklin and Williamson County.

Provide interoperability between Franklin, Brentwood, and Williamson County first responders eliminating patching through dispatch which will save valuable time in emergency response situations.

The new system will also be able to connect to radio systems including Metro Nashville, Nashville Airport, Vanderbilt University, and the State of Tennessee.

System cost Allocation – Phase I

In forming the Network Authority, it was understood that each individual jurisdiction would be responsible for its direct costs along with an allocation of shared system costs. Based on the current proposal from Motorola, the Phase I costs allocated as follows:

Williamson County \$12.20 Million

City of Franklin	\$ 3.96 Million
City of Brentwood	\$ 3.70 Million
Metro Nashville	\$ 0.75 Million

(solely for the interconnection with the Williamson County radio system)
Williamson County will fund Phase II – estimated to be approximately \$3 Million.
Total System investment estimated at over \$23 Million.
Financing of Franklin's share
In July, BOMA authorized staff to pursue financing for approximately \$2.6 Million for Phase I of the project.

Financing through a 7-10 year loan from the Tennessee Municipal Bond Fund is likely.

Resolution of Intent to Fund and Authorizing the Project will be brought to the Board following the completion of Technical Advisory and consultant (TUSA) recommendation.

This may be deferred or a special session may be necessary before the end of the year.

This Resolution was referred to the Board of Mayor & Aldermen meeting on 12/21/2015.

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.