

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, APRIL 25, 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	
Vernon Gerth, ACA Community/Economic Dev	P	Lisa Clayton, Parks Director	
Kristine Tallent, ACA/CFO	P	Kevin Townsel, HR Director	P
Mark Hilty, ACA Public Works	P	, Water Management Director	
Shauna Billingsley, City Attorney	P	Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Emily Hunter, Planning & Sustainability Director	
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	A

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. **17-0309 Consideration of Event Permit for Mellow Mushroom Live on the Square Concert Series May-August 2017 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments.

2. **17-0345 ★Consideration of RESOLUTION 2017-28, A Resolution Authorizing and Providing for the Financing of the Construction of a Wastewater Facilities Project, Including Authorizing the Execution of Applications, Contractual Agreements, and Other Necessary Documents, and Making Certain Representations, Certifications, and Pledges of Certain Revenue in Connection with such Financing for the Water Reclamation Facility Upgrades and Expansion Project with the State Revolving Fund.**

3. **17-0353 ★Consideration of RESOLUTION 2017-29, A Resolution to Approve Financing for the Water Reclamation Facility Upgrades and Expansion Project with State Revolving Fund.**

**Eric Stuckey, City Administrator
Mark Hilty, ACA Public Works
Kristine Tallent, ACA/CFO**

Items 2 & 3 taken together

Eric Stuckey explained the two resolutions relate to two separate loans both involving the State Revolving Loan Fund for the upgrades and expansion of the Water Reclamation Facility. Capacity

would increase from 12 MGD to 16 MGD, and bring improvements to the liquid treatment process, the addition of a fermentation zone, and chemical treatment capabilities that enhance the removal of nutrients. It provides a significant improvement in the biosolids process that would produce a Class A exceptional quality biosolid product at the end of the process. Currently our system only produces an unclassified sludge that can only be taken to a limited number of landfills. In the last week, one of those landfills suddenly closed. Mr. Stuckey called attention to a spreadsheet he distributed showing Estimated Savings-2017 SRF Loan versus a traditional W&S Revenue Bond. The comparison shows at total savings, including Principal Forgiveness, of \$23,860,290 over the life of the loan. The interest rate quoted today is 1.75% over a 30-year period. A discounted rate will not be locked in until this goes before the TLDA Board.

Lengthy discussion ensued on rates, spending requirements, and making sure BOMA makes the right choice. CDM Smith is reviewing all aspects. Recently staff learned Lystek may not have the ability to make a Class A exceptional quality biosolid product that is acceptable to the regulators. To do further evaluation of the Lystek product would be costly and time consuming. The City has reached out to Lystek and is awaiting a response. If the Lystek product is not better or different from the Cambi finished product, the City would stay the path with Cambi. Some concern expressed that the 1.75% rate will go up. Some Aldermen comfortable with locking in the rate.

Citizen Comments

- Thom Ellis, 509 Stefan Court, Chestnut Bend HOA president: February 2016 Chestnut Bend HOA issued a statement in opposition to the City of Franklin's intent to expand the treatment plant and compost facility. In November 2016 BOMA agreed to open the competition to make the best decision. The HOA is not aware that any effort has been made to do this. Per HOA original statement they are aware of the need to address growth in Williamson County and those issues may or may not involve the sewer treatment plant. In their opinion, the City has not done further research, and they want their concerns properly vetted and discussed.
- Greg Young, Burr & Forman LLP, representing the HOA: When the subdivision was built they knew about the plant and have coexisted with it. They are not opposed to upgrades to the plant as necessary to promote compliance with state and federal rules to assure clean water. However, they did not imagine when they purchased their homes that the plant would be expanded and occupy more and more land closer to their homes with potential loads of biosolids packed in greenhouses and other aesthetically unpleasant things to see with the potential to cause odors. They believe the City's actions are premature at this point for several reasons: TDEC hasn't issued a permit and the permit could be repealed and result in lower limits; they don't think the City has the best engineering design for biosolids; the HOA wants to work cooperatively with Franklin to expand the plant, but in a manner less disruptive; don't rush to take out a loan from the state until it is known whether Cambi or Lystek is better at generating class A biosolids. They don't want a decision at this point and want all options considered. Otherwise, they will seek injunctions or other ways to stop the process.
- Jim Redwine, 2704 Woodlawn Drive, Nashville, TN 37212, Harpeth River Watershed Association: The Harpeth is damaged partly from the City's effluent discharge during summer months. Their experts claim the Harpeth down river is damaged by the Franklin sewage plant's phosphorus discharge. They want to help the City reduce the phosphorus, and sit down with the City over the draft permit for 16 MGD. The City is rushing to take out a large loan without resolving significant issues. Which system will remove the most phosphorous? The City doesn't want to do RFP right away. They want to help or they may be forced into conflicts and legal actions.

- ▲ Alderman McLendon: The City decided it needs to have the cleanest and safest Class A end product. As of today one of those two is said to perhaps not be as good at that as the other. He hopes the City ends up with a real choice, but the cost and delay of proceeding with RFQs of a product that might not ever be permitted as a class A end result is pointless. We aren't going to pick that. We have to deal with the information we have. As we continue to vet these; hopefully, we do end up with choices.
- ▲ Alderman Blanton: The Integrated Water Resource Plan that includes these improvements has been around for several years and isn't something that has been done quickly. As elected officials, they are great stewards of taxpayer money and of the Harpeth River.

4. 17-0310 ★Consideration of RESOLUTION 2017-16, A Resolution to Approve Year 3 Action Plan of the CDBG Consolidated Plan.

**Chris Bridgewater, BNS Director
Kathleen Sauseda,**

Eric Stuckey noted the City of Franklin is an entitlement community and receives funds every year for the benefit of low and moderate income families and neighborhoods. This is the Third Year of a Five-Year Action Plan. The recommended allocation is approximately \$250,000. The following activities will be addressed for the 2017-2018 Program Year:

- \$190,000 Community Based Development Organization
- \$ 10,000 Fair Housing Education & Outreach
- \$ 50,000 Administration

Discussion:

- Alderman Martin asked what was being done about the homeless.
- Kathleen Sauseda explained the process required for counting the homeless and measures taken to find shelter. She keeps dialogue open between the City, non-profits and churches.
- Vice Mayor Bransford voiced a concern of keeping properties that are in need of repair fixed so people can stay in their homes as long as they can.
- Mr. Stuckey advised that has been done in past years. The City must spend money already allocated. Funds go into another category, but do not disappear.
- John Besser, Housing Commission: Eight to 21 families are served each year the line item of emergency repair has appeared. It is not listed this year. Emergency rehabilitation is an important component of maintaining affordable housing. He asked that Emergency Repair become a line item in the resolution so they can continue.
- Ms. Sauseda noted there is \$86,000 that has not been used; however, it is difficult to get people to come forward to seek the help. A total of \$35,000 is being used now, leaving a balance of \$50,000 in the fund.
- Vice Mayor Bransford commented that it is only \$250,000 per year and it is stretched as far as it can go, but it is not enough to build a new home in Franklin.

5. 17-0308 Consideration of RESOLUTION 2017-25, an Initial Resolution authorizing the City to Issue General Obligation Bonds in an Amount Not-to-Exceed \$28,500,000.

6. 17-0297 Consideration of RESOLUTION 2017-24, a Resolution to Issue Capital Improvement Bonds in an Amount Not-to-Exceed \$28,500,000.

Items 5 & 6 taken together

Kristine Tallent, ACA/CFO

Eric Stuckey noted this sets in motion the bond issue for projects.

Kristine Tallent gave the following presentation:

Funding Sources Phase I Capital Program of \$88.4 Million

- Approximately 60% of the Phase I Capital Program is funded with debt and other funding sources
- Projected Debt Service is \$1.8 million annually
- 2017 GO Bonds by project category with focus on traffic and transportation Total Project Funding of \$26.5 million.
- Reimbursement of Prior Road Expenses through 3/22/17 - \$6.4 million
- Ongoing and Near Term Road Projects - \$12.9 million
- Public Safety Radio Communications - \$4.6 million
- Sanitation Facility Improvements - \$1.5 million
- Fire Apparatus Replacement (Tower) - \$1.06 million.

2017 GO Bond Structure

- Amount Not to Exceed \$28.5 million
- True Interest Cost of 3.08%
- Final Maturity 2037 (20 years) with Average Maturity of 11.6 years
- Level Debt Service
- Maximum Annual Debt Service & Average Annual Debt Service of \$1.8 million
- Sanitation Fund Debt Service of \$175,000 (10 years)
- \$1.6 million Annual Debt Service through 2027 and \$1.8 million through 2037 funded by General Revenues.
- Anticipate late June to Close Bond Issuance

7. **17-0315 Consideration of Procurement Award to BlueCross BlueShield of Tennessee of Chattanooga, Tennessee for Administrative Services for the City’s Group Employee Health, Pharmacy and Vision Insurance Benefits, for a Term of Award of Three (3) Years, to be Effective July 1, 2017, with Two (2) One-Year Options to Extend the Term of Award thereafter, for the Human Resources Department (Purchasing Office Procurement Solicitation No. 2017-014; Contract No. 2017-0090).**

**Kevin Townsel, HR Director
Sara Sylvis, Risk Manager**

The City is self-insured with BlueCross BlueShield as the administrative provider for the past ten years. They offered a 1.58% decrease, their program integrates well with Kronos and other City systems, and there have been no problems reported. Everyone on the selection panel voted for BCBS. They offered some enhancements and added \$10,000 for a wellness plan. Stop Loss is \$250,000.

8. **17-0307 Consideration of Initiating the Annexation Process and Draft Plan of Services, Resolution 2017-13, for the Annexation of Bushnell and Bates Properties, Located at 1495 and 1521 Lewisburg Pike.**

**Franklin Municipal Planning Commission
Josh King, Senior Planner**

Josh King related this property is contiguous to the City limits along the east side of the property line. The developers would be required to extend City services from Stream Valley PUD to Lewisburg Pike. This property is within the Conservation Subdivision Design Concept in Envision Franklin, and the applicant’s desire to develop the property with 14 single-family lots and a 4-unit big house with two accessory dwelling units could be supported by Envision Franklin. There will be another entrance to Lewisburg Pike per property owner’s request. Stream Valley will meet the obligation for a second access.

Citizen Comment/Discussion:

- Candace Crumrine, 609 Streamside Lane, Franklin: She has been engaged in the second access discussions for about a year. The Goose Creek access was the only known egress.

She referred to Option B that would include a walking path and release the cap number and time period. The Committee Advisory Board prefers Option A for safety. Traffic congestion is becoming an issue on Lewisburg Pike and 840. The Lewisburg Pike access is just below the crest of a hill. Ms. Crumrine asked questions about cap requirements, cost analysis and additional utilities.

- When the Plan of Services is complete, it will show what is needed. Staff will add on the comparison with the Goose Creek option. This Resolution is to start the process for annexation.
- Vernon Gerth: Regarding additional signaling, the agreement with the developer of Stream Valley requires a traffic warrant at a certain point. No warrants needed at this time. The agreement provides for a second access referred to as the Goose Creek access or alternative. There are additional access points that will come through the Chadwell Development.
- Ms. Crumrine said that is probably 10 years away. The developer will construct the access the least expensive way, not the best way. The harm comes from building 200+ more units that create more traffic.
- John Haas, EDGE Planning, Landscape Architecture and Graphic Design, said this is the first step getting the PUD and they need to get approval for annexation before any traffic studies can be done. The plan for this property meets the Envision Plan regardless of Stream Valley. A number of conditions were placed several years ago. They removed the office portion and that relieved traffic. They will continue to do studies and are not proposing any changes to raise the cap or anything else; just annexation and zoning. The Goose Creek access is not a preferred egress. He is hopeful they can provide a throughway that connects to Lewisburg to Stream Valley.
- Mayor Moore suggested conversations with City staff, developers and interested parties take place outside this meeting.
- Mr. Stuckey: We don't go anywhere until the process is started. These questions will be addressed with the Plan of Services.

9. 17-0321 ★Consideration of RESOLUTION 2017-26, “A Resolution Authorizing the Installation of No Truck Signs on East McEwen Drive from Cool Springs Boulevard to Wilson Pike.”

Paul Holzen, Engineering Director

Jonathan Marston, Assistant Director Engineering

Paul Holzen noted the message boards are up. Trucks using East McEwen because they are working in the area must provide proof. School buses are allowed. All signs that refer to weight limit will be replaced since the City no longer uses that method.

10. 17-0273 Consideration of Request to Deny Sanitary Sewer for the Property Located at 1134 Beech’s Tavern Trail (Map 053 Parcel 10.04)

Items 10 & 11 taken together

Paul Holzen, Engineering Director

11. 17-0274 Consideration of Request to Deny Sanitary Sewer Request for the Property Located at 1126 Beech’s Tavern Trail (Map 053 Parcel 10.02).

Paul Holzen, Engineering Director

Staff recommendation is approval upon annexation.

12. 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 Development

Emily Hunter, Planning/Sustainability Director

James Svoboda, Principal Planner

Time constraints prohibited discussion on this item. Will be on the next Work Session agenda.

Other Business

None

Adjournment

Work Session adjourned: BOMA meeting will begin at 7:05 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 10:49 AM