



# City of Franklin

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

## Meeting Minutes Board of Mayor & Aldermen

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Tuesday, March 10, 2015

7:00 PM

Board Room

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### Call to Order

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

### Invocation

### Pledge of Allegiance

**Citizen Comments (Open For Franklin Citizens To Be Heard On Items Not Included On This Agenda. As Provided By Law, The Board Of Mayor And Aldermen Shall Make No Decisions Or Consideration Of Action Of Citizen Comments, Except To Refer The Matter To The City Administrator For Administrative Consideration, Or To Schedule The Matter For Board Consideration At A Later Date. Those Citizens Addressing The Board Of Mayor And Aldermen Are Requested To Come To The Microphone And Identify Themselves By Name And Address For The Official Record.)**

### Communications

### Approval Of Minutes.

1. [15-0270](#) Consideration of Approval of Minutes from February 24, 2015: 5:00 Worksession and 7:00 Board of Mayor and Aldermen  
**A motion was made by Alderman Petersen, seconded by Alderman Blanton, that these Minutes be approved. The motion carried by a unanimous vote.**

### Recognitions

### Miscellaneous Reports

### Consent Agenda

2. [15-0271](#) Consideration of Items 12 through 21 on the consent agenda.  
**A motion was made by Alderman Bransford, seconded by Alderman Barnhill, that items on the Consent Agenda be approved. The motion carried by a unanimous vote.**

**OLD BUSINESS**

3. [14-712](#) PUBLIC HEARING: Consideration of Ordinance 2014-37, Amending the Zoning Ordinance by Removing Section 2.4.2 (11) Entitled Amendments or Revisions Approving Development Plan or (PUD) Concept Plan or PUD Regulating Plan and Section 2.4.2 (12) Entitled PUD's Approved between July 1, 2008 and January 10, 2012, and to Replace with a New Section 2.4.2 (11) to be Entitled Amendment or Revisions to an Approved PUD Development Plan, Concept Plan or Regulating Plan and to Renumber Successive Sections Accordingly. (12/18/14 FMPC 7-0) SECOND OF THREE READINGS (02/10/15 BOMA 8-0)

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Ordinance 2014-37 FINAL.docx](#)

**A motion was made by Alderman Petersen, seconded by Alderman Burger, that this Ordinance be approved on second of three readings. The motion carried by a unanimous vote.**

4. [14-718](#) PUBLIC HEARING: Consideration of Ordinance 2014-41, To Be Entitled "An Ordinance to Rezone 4.48 Acres from Central Commercial District (CC) to Specific Development - Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee. SECOND OF THREE READINGS (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0)

**Sponsors:** Ald. Ann Petersen

**Attachments:** [4712 Harpeth Square rezoning MAP](#)  
[Ord 2014-41 ORDINANCE Harpeth Square Rezoning](#)  
[Harpeth Square Rezoning Plan](#)

**A motion was made by Alderman Bransford, seconded by Alderman Burger, that this Ordinance be approved on second of three readings. The motion carried by a unanimous vote.**

5. [14-719](#) PUBLIC HEARING: Consideration of Resolution 2014-92, To Be Entitled “A Resolution Approving a Development Plan for the Harpeth Square PUD Subdivision with Seven Modifications of Standards (MOS 1 - Setbacks; MOS 2 - Façade Occupancy within Front Setback; MOS 3 - Façade Occupancy within Side Setback of Corner Lots; MOS 4 - Façade Design Variation; MOS 5 - Parkland Dedication; MOS 6 - Tree Canopy Preservation; MOS 7 - Festival Lights), Located at Various Properties within the Block of Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee.” (12/18/14 FMPC 6-0; 1/27/15 WS)

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Res 2014-92 Harpeth Square DP Resolution](#)  
[FMPC meeting minutes for file 14-719.pdf](#)  
[4713 Harpeth Square dev plan MAP](#)  
[Conditions of Approval\\_4713](#)  
[4713 Harpeth Square dev plan](#)

A motion was made by Alderman Skinner, seconded by Alderman Martin, that this Resolution be approved as amended. The motion carried by a unanimous vote. The Resolution passed with the following amendments:

MOS 1 was Approved 8-0

MOS 2 was Approved 8-0

MOS 3 was Approved 8-0

MOS 4 was Approved 8-0

MOS 5 was withdrawn by the applicant

MOS 6 was approved 8-0

MOS 7 was denied 7-1 with Alderman Burger voting against the denial.

6. [15-0080](#) PUBLIC HEARING: Consideration of Ordinance 2015-01 To Be Entitled “An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District to Specific Development-Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD) (02/10/15 BOMA 8-0) SECOND OF THREE READINGS.

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Cottagesat509HillDriveREZONING\\_Map.pdf](#)  
[Ord 2015-01 ORDINANCE Cottages at 509 Hill Dr Rezoning.pdf](#)  
[Conditions of Approval\\_509\\_HillDr.pdf](#)  
[DevPlan\\_CottagesatHillDrive.pdf](#)  
[FullSet\\_Cottages at 509 Hill Dr Rezoning Resubmittal 15-1-5.pdf](#)

A motion was made by Alderman Skinner, seconded by Alderman Petersen, that this Ordinance be approved on second of three readings. The motion carried by a unanimous vote.

7. [15-0010](#) PUBLIC HEARING: Consideration of Resolution 2015-05, To Be Entitled "A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, by the City of Franklin, Tennessee (02/10/15 WS).

**Sponsors:** Ald. Ann Petersen

**Attachments:** [DevelopmentPlanMap\\_509HillDrive.pdf](#)  
[Res 2015-05 RESOLUTION Cottages at 509 Hill Drive DevPlan](#)  
[5747\\_HillDr\\_DevePlan\\_Conditionsofapproval.pdf](#)  
[DevPlan\\_CottagesatHillDrive.pdf](#)  
[CottagesatHillDrive\\_FullSet.pdf](#)

**A motion was made by Alderman Skinner, seconded by Alderman Martin, that this Resolution be approved. The motion carried by a unanimous vote.**

8. [14-720](#) Consideration of Ordinance 2014-42, To Be Entitled "An Ordinance to Rezone 17.29 Acres from General Commercial District (GC) and General Office District (GO) to Specific Development - Variety (SD-X 3.39/68,961) for Property Located at 1127 Murfreesboro Road [TOWNSHIP], by the City of Franklin, Tennessee." (12/18/14 FMPC 5-2, 02/24/15 BOMA 5-2) THIRD AND FINAL READING.

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Ord 2014-42 ORDINANCE Township Rezoning](#)  
[4717 TOWNSHIP rezoning MAP](#)  
[4717 Township/Serena Plan](#)

**A motion was made by Alderman Skinner, seconded by Alderman Blanton, that this Ordinance be approved on third and final reading. The motion carried by the following vote:**

**Aye:** 6 - Alderman Barnhill, Alderman Blanton, Alderman Bransford, Alderman Burger, Alderman McLendon, and Alderman Skinner

**No:** 2 - Alderman Petersen, and Alderman Martin

## NEW BUSINESS

### First Reading

9. [15-0225](#) Consideration of Ordinance 2015-03, An Ordinance Amending The City Of Franklin Municipal Code Title 21, Chapter 7, Sections 21-702 and 21-703 titled Inclusionary Housing for Previously Approved Planned Unit Developments (PUD) (02/24/15 WS). FIRST OF TWO READINGS

**Sponsors:** Eric Stuckey and Vernon Gerth

**Attachments:** [2015-03 Inclusionary Housing Ord. Amendment 00022822.docx](#)

**A motion was made by Alderman Bransford, seconded by Alderman Martin, that this Ordinance be approved on first of two readings. The motion carried by the following vote:**

**Aye:** 7 - Alderman Petersen, Alderman Barnhill, Alderman Blanton, Alderman Bransford, Alderman McLendon, Alderman Martin, and Alderman Skinner

**No:** 1 - Alderman Burger

10. [15-0251](#) Consideration of Agreement for Reimbursement of Cost for Sanitary Sewer and Water Distribution Improvements (COF Contract No 2014-0345) with Harpeth Associates LLC

**Attachments:** [COF 2014-0345 Harpeth Square Exhibit A - Sewer.pdf](#)

[COF 2014-0345 Harpeth Square Exhibit B - WTR.pdf](#)

[COF 2014-0345 Harpeth Square Exhibit C - WTR.pdf](#)

[COF 2014-0345 Harpeth Square Recovery Agreement Revised Final 2-11-15.pdf](#)

**A motion was made by Alderman Barnhill, seconded by Alderman Martin, that this Contract/Agreement be approved. The motion carried by a unanimous vote.**

11. [15-0253](#) Consideration of Road Impact Fee Offset Agreement (COF Contract 2014-0344) with Harpeth Associates LLC.

**Attachments:** [COF 2014-0344 Road Impact Harpeth Square Agreement .doc](#)

**A motion was made by Alderman Skinner, seconded by Alderman Burger, that this Contract/Agreement be approved. The motion carried by a unanimous vote.**

#### All Other Consent Items

12. [15-0195](#) Consideration Of Contract Award To Hach Company Of Loveland, Colorado In The Total Estimated Amount Of \$341,890.00 Over Three (3) Years For Supply, Delivery, Installation, Operation And Maintenance Of The Specified Estimated Quantities Of Sanitary Sewer Flow Meters And Rain Gauges For An Initial Term Of Award Of Three (3) Years With Two (2) One-Year Options To Extend At \$7,435 Per Month Also For The Specified Estimated Quantities, For The Water Management Department (Purchasing Office Procurement Solicitation No. 2015-013; \$98,000 Budgeted In 431-82560-52219 For Fiscal Year 2015; Contract No. 2015-0035) (02/24/15 WS)

**Sponsors:** Mark Hilty

**Attachments:** [Attachment A - flow monitor locations](#)  
[2015-013 Tabulation of Proposals](#)  
[2015-0035 Procurement Agreement, signed for Hach Co., with attachments](#)

**This Contract/Agreement was approved.**

13. [15-0196](#) Consideration of Contract 2013-0087 Awarding CDBG funds to Community Housing Partnership for the Emergency Repair Program (02/24/15 WS)

**Sponsors:** Chris Bridgewater

**Attachments:** [CONTRACT 2013-0187 CDBG Award to CHP for PY2013 Emergency Repair](#)

**A motion was made by Alderman Bransford, seconded by Alderman Barnhill, that this Contract/Agreement be approved. The motion carried by a unanimous vote.**

14. [15-0200](#) Consideration of Resolution 2015-16, A Resolution to Amend the City of Franklin Employees' Pension Plan (02/24/15 WS)

**Sponsors:** Russ Truell, Eric Stuckey and Shirley Harmon

**Attachments:** [2015-16 Resolution adopting First Amendment to Pension Plan](#)  
[First Amendment to Pension Plan 2015](#)

**This Resolution was approved.**

15. [15-0201](#) Consideration of Event Permit for Snowball Express 5K on May 23, 2015 in Downtown Franklin (02/24/15 WS)

**Sponsors:** Deb Faulkner

**Attachments:** [Snowball Express REVISED 2015.pdf](#)

**This Event Permit was approved.**

16. [15-0202](#) Consideration of Event Permit for the Heritage Ball Sponsored by the Heritage Foundation on September 19, 2015 (02/24/15 WS)
- Sponsors:** Lisa Clayton
- Attachments:** [Heritage Ball 2015 APP.pdf](#)
- This Event Permit was approved.**
17. [15-0203](#) Consideration of Event Permit for the Rodeo Parade sponsored by the Franklin Noon Rotary Club on May 9, 2015 in Downtown Franklin (02/24/15 WS).
- Sponsors:** Deb Faulkner
- Attachments:** [Rodeo Parade REVISED App 2015.pdf](#)
- This Event Permit was approved.**
18. [15-0204](#) Consideration of Event Permit for Walk Across Williamson Celebration event sponsored by the Williamson County Health Department on April 11, 2015 in Pinkerton Park (02/24/15 WS)
- Sponsors:** Lisa Clayton
- Attachments:** [Walk Across Williamson.pdf](#)
- This event permit was approved.**

#### Items Approved on Behalf of the Board

19. [15-0246](#) Consideration Of Construction Service Agreement With Humerick Environmental Construction, Inc. For Site And Building Pad Work At The COF Temporary Fire Station Located At The Williamson County Agricultural Complex In An Amount Of \$18,889.20 (COF Contract 2015-0016)
- Sponsors:** Brad Wilson
- Attachments:** [Humerick Contract](#)
- A motion was made by Alderman Bransford, seconded by Alderman Barnhill, that this Item Approved on Behalf of the Board be approved. The motion carried by a unanimous vote.**

- 20. [15-0247](#) Consideration Of A Contract With National Barn Company For A Thirty (30) Foot Wide By Fifty (50) Foot Deep Pole Barn Structure To Be Used As A Storage Facility For Current Fire Apparatus At The Williamson County Agriculture Complex In The Amount Of \$24,269.00 (COF Contract 2015-0015)

**Sponsors:** Brad Wilson

**Attachments:** [National Barn Agreement](#)

A motion was made by Alderman Bransford, seconded by Alderman Barnhill, that this Item Approved on Behalf of the Board be approved. The motion carried by a unanimous vote.

- 21. [15-0248](#) Consideration Of A Contract With Dinkins Mobile Homes, Inc. For A Mobile Home To Be Used As Living Quarters At The Temporary Site Located At The Williamson County Agricultural Complex In The Amount Of \$61,200 (COF Contract 2015-0014).

**Sponsors:** Brad Wilson

**Attachments:** [Dinkins](#)

A motion was made by Alderman Bransford, seconded by Alderman Barnhill, that this Item Approved on Behalf of the Board be approved. The motion carried by a unanimous vote.

**EXECUTIVE SESSION**

- 22. [15-0272](#) Consideration of Motion to Move to Executive Session.

A motion was made by Alderman Burger, seconded by Alderman Skinner, that the Board enter Executive Session. The motion carried by a unanimous vote.

**RETURN FROM EXECUTIVE SESSION**

- 23. [15-0273](#) Consideration of Items from Executive Session

A motion was made by Alderman McLendon, seconded by Alderman Barnhill, to settle the Jackson Lake litigation by amending the City of Franklin contract amount to 1.495 million, a reduction from original face value of the contract. The motion carried by a unanimous vote.

**Scheduled Meetings and Events**

**Other Business**

**Adjourn**