

**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, JULY 10, 2018 – 5:00 P.M.**

**Board Members**

Mayor Ken Moore	P		
Vice Mayor Margaret Martin	P	Alderman Beverly Burger	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Ann Petersen	P
Alderman Pearl Bransford	P	Alderman Scott Speedy	P

**Department Directors/Staff**

Eric Stuckey, City Administrator	P	Jack Tucker, SES Director	A
Vernon Gerth, Assistant City Administrator	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Water Management Director	P
Kristine Tallent, ACA/CFO	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Director	
Deb Faulkner, Police Chief	A	Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Jordon Shaw, IT Director	P	Lanaii Benne, Assistant City Recorder	P
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**

There were no citizen comments on items not on the agenda

**WORK SESSION DISCUSSION ITEMS**

**1. 18-0672 Community Development Block Grant (CDBG) Program Update FY 17-18.**

**Chris Bridgewater, BNS Director**

**Kathleen Sauseda, Housing Development Coordinator**

**Tom Marsh, BNS Assistant Director**

Tom Marsh and Kathleen Sauseda provided the CDBG update as of June 30, 2018:

**Allocation by Work Area per Annual Action Plan:**

Community Based Development Organization (CBDO)	\$200,952
Homeownership/Fair Housing Counseling	\$ 10,000
Administration	\$ 52,738
<b>TOTAL</b>	<b>\$263,690</b>

**Allocations and Expenditures for New Housing Construction (CBDO):**

Agency	Award Amount	Expended	Remaining	New Units Complete/Pending
Hard Bargain Association	\$115,952	\$75,000	\$ 40,952	1/1
Community Housing Partnership	\$ 85,000	0	\$ 85,000	0/1
<b>TOTAL</b>	<b>\$200,952</b>	<b>\$75,000</b>	<b>\$125,952</b>	<b>1/2</b>

**Allocations and Expenditures Other Program Areas:**

Work Area	Program Amount	Expended	Remaining
Fair Housing	\$10,000	0	\$10,000
Administration	\$52,738	\$43,951	\$ 8,787
<b>Total</b>	<b>\$52,738</b>	<b>\$43,951</b>	<b>\$18,787</b>

**New & Rehabilitated Housing Units – FY 2014-FY 2018**

	<b>Funds Granted New Units*</b>	<b>New Units Built</b>	<b>New Units Pending</b>	<b>Funds Granted Emergency Rehab Program</b>	<b>Units Rehabilitated</b>
<b>Franklin Housing Authority</b>					
CDBG	\$81,664				
Affordable Housing Reserve/Fees in Lieu of	\$194,162				
	<b>\$275,826</b>	<b>65</b>			
<b>CHP</b>			<b>30**</b>		
CBDO	<b>\$75,000</b>	<b>3</b>			
ERP				<b>\$170,099</b>	<b>16</b>
<b>Habitat for Humanity</b>					
CDBG – Land Purchase	<b>\$25,000</b>	<b>1</b>			
<b>Mt. Hope-Hard Bargain</b>					
CBDO	\$349,878				
Affordable Housing Reserve/Fees In Lieu of	\$60,000				
	<b>\$409,878</b>	<b>4</b>	<b>1</b>		
*Does not include exempt fees per Chapter 21 and Sewer & Water tap fee credits. **Project received fee exemptions (Ch 21), but did not receive additional financial support from the CBDO or Affordable Housing programs.					

These updates will be provided every six months.

**2. 18-0678 Discussion Regarding the Development of a Name and Distinctive Brand Identity for the Southeast Municipal Complex Property.**

**Lisa Clayton, Parks Director  
Mark Hilty, ACA Public Works**

Lisa Clayton gave a brief history on how this 233-acre property came to be a park. (In comparison, Harlinsdale is 190 acres.) Branding this park is important. This land is not historically significant as are other parks. Two different names using different logos were shown.

1. River Run
2. Franklin South
3. All variations of names and logos include: conserve, connect, compete
  - River Run at Franklin South
  - One set of logos resembled a compass or stove knob
  - Another logo had stick figures representing different activities
  - Several logos of different shapes had a sunburst theme
  - Optional brand elements with logos to indicate the activity for the different areas.

**Discussion:**

- All logos were in black and white until they are further refined.
- Suggestion to include an element that shows the park is for children and adult activities.
- Alderman Blanton: Likes inclusion of the 3 C-s. First thoughts were, not excited about the logos, River Run sounds like a competition, Franklin South is generic, and the sunburst is outdated. The compass logo could be done better. There is usually a reason for the name of a park.
- Vice Mayor Martin: Keep it simple. River Run is simple and easy for children to say.

- Alderman Bransford likes a simple logo including the youth angle. Likes River Run at Franklin South. Add another c, for children.
- Alderman Barnhill: Franklin South is appropriate. The shorter the better. What about corporate sponsorships for an annual contribution?
- Alderman Burger agreed the sunburst is outdated. No need to indicate adults and children. Carothers, as was suggested, is too broad because of the different roads named Carothers this or that, and the road stretches out too far. Don't break a cardinal rule by adding a fourth c. The simpler the name the better.
- Ms. Clayton: The first phase should be selecting a brand name. Can name the different elements later.
- Mayor Moore: Not overjoyed by the logos either and agreed the sunburst is outdated. River Run is catchier than Franklin South.

3. 18-0591 **Consideration of Event Permit for Franklin Classic 5K/10K benefitting Mercy Community Healthcare in Downtown on September 3, 2018.**

**Deb Faulkner, Police Chief**

No questions or comments.

4. 18-0607 **★Consideration of Resolution 2018-01 Awarding the Construction Contract (COF Contract No. 2017-0264) to Kiewit Infrastructure South Co. in the Amount of \$132,380,000.00 with the Addition of the Alternate of a Jet Mixing System in the Equalization Basin in the Amount of \$510,000.00 for the Water Reclamation Facility Modifications and Expansion Project for a Total Recommended Project Amount of \$132,890,000.**

**Eric Stuckey, City Administrator**

**Mark Hilty, ACA Public Works**

**Michelle Hatcher, Water Management Director**

This was rebid and the numbers are around \$20 million less than the first bids. It is also not as much as projected three years ago.

**Presentation:**

Integrated Water Resources Plan (initiated in 2009)

- ◆ Upgrade existing WRF to 16 MGD
- ◆ Anticipate more stringent permit limits
- ◆ Construction 16 MGD biosolids treatment capacity at existing site
  - Selection criteria: efficient operations, decreased energy consumption, sustainability and reliability, diverse portfolio disposal options, risk reduction, focus on odor control, automation, Class A EQ

**Summary of Proposed Upgrades – Liquid**

- ◆ Construction of a new EQ and headworks facility
- ◆ Addition of phosphorus removal capability (biological and chemical)
- ◆ Construction of a new UV disinfection facility
- ◆ Upgrades to the reclaimed water pump station
- ◆ Upgrades to the facility-wide odor control
- ◆ Significant electrical improvement
- ◆ Implementation of a new SCADA system

**Summary of Proposed Upgrades – Solids**

- ◆ Construction of a new solids processing building
  - Centrifuge thickening, screw press dewatering, truck loading, laboratory, CHP engine, boiler
- ◆ Construction of a new thermal hydrolysis process skid
- ◆ Construction of three new anaerobic digesters
- ◆ Upgrades to the facility-wide odor control
- ◆ Significant electrical improvements
- ◆ Implementation of a new SCADA system

Bidding Process Summary

- ◆ Opened June 18, 2018 at 2:00 p.m. Board Room

<u>Bidder</u>	<u>Total Base Bid</u>
1. Kiewit Infrastructure South Co.	\$132,380,000
2. Garney Companies, Inc	\$134,736,600
3. Oscar Rends Contracting, Inc.	\$138,867,564
4. Brasfield & Gorrie, LLC	\$148,805,824

Additive and Deductive Alternatives

- ◆ Project was bid with many additive and deductive alternates to the total bid price.
- ◆ Staff recommends Alternate A as a valuable alternative
  - Additive Alternate A – addition of a jet mixing system in the equalization tank (\$510,000)
    - ~ As flow is routed and contained in the equalization basin, the addition of the jet mixing system prevent settling
    - Redundant help with odors
    - Aid staff in maintenance of tank after use

Construction Timeline

- ◆ 42-month construction period (3.5 years)
- ◆ Temporary access off Mack Hatcher (right in/right out)
- ◆ Maintain operations throughout construction (specific sequence of construction has been defined)

Financial Summary

- ◆ Staff is working with COS consultant to evaluate any impacts with respect to rates
- ◆ Savings of \$19,375,953 from the June 2018 rebid of the project based upon the January 2018 initial bid
- ◆ State Revolving Fund is providing \$100,000,000 of loan at 1.47% with a 30-year term
  - \$225,000 in principal forgiveness
  - Saving over \$30,000,000 in interest as what would be expected from the bond market
  - Continuing to pursue additional SRF funding
- ◆ The approved 5-year rate plans have allowed WMD to accumulate funds that will be used to fund a portion of the remaining project costs

Bid Award Timeline

- ◆ Bids opened June 15, 2018
  - Valid for 90-days (September 13, 2018)
- ◆ Sent to SRF for bid award approval (~30-45 days)
- ◆ Notice-to-proceed within 90 days of SRF approval

Discussion:

- ◆ General sense is there will not be a big impact on rates. Not a significant difference of projections two to three years ago.
- ◆ Alderman Burger: Researched Kiewit and found that it is an amazing highly ranked company.
- ◆ Mark Hilty said the manufacturer will build the thermal hydrolysis in their facility and ship it to the City on a skid.
- ◆ Class A solid will be produced and will be a product with many uses for the City to use or sell through a biosolids broker.

Citizen Comment:

- ◆ Dorie Bolze, Harpeth Conservancy: Congratulations! She is glad to see the phosphorus removed and that the City is committing not to increase the amount of water taken from the river. She would love to work with the City on some things.

5. 18-0608 **Consideration of Professional Services Agreement (COF Contract No. 2018-0143) with CDM Smith, Incorporated for Construction Administration and Inspection Services for the Water Reclamation Facility Upgrades Project in the amount of \$11,677,396.00.**  
**Michelle Hatcher, Water Management Director**

This Contract is for oversight on from beginning to end. The cost is significant but necessary. It is divided into four sections and up to five resident project engineers will be onsite at one time. They will make sure the liquid and solid trains are both meeting inspections as part of their duties. The contingency for this project is \$4 million.

6. 18-0632 **★Consideration of Amendment No. 1 to the Professional Services agreement (COF Contract No. 2017-0276) with C&T Engineering and Inspection, LLC, for the Goose Creek Inn Sanitary Sewer Extension Project in an Amount Not-to-Exceed \$33,810.00.**  
**Michelle Hatcher, Water Management Director**  
**Patricia McNeese, Utilities Project Manager**  
Reimbursement.
7. 18-0515 **★Consideration of Amendment No. 6 to the Professional Services Agreement (COF Contract No. 2012-0183) with Smith Seckman Reid, Inc. (SSR) for the Water Treatment Plant (WTP) Modifications Project in an Amount Not-to-Exceed \$21,900.00.**  
**Michelle Hatcher, Water Management Director**  
**Patricia McNeese, Utilities Project Manager**  
Vice Mayor Martin recused herself and left the room. No additional money involved, just reallocation of funds from expenses into labor.
8. 18-0606 **★Consideration of a Professional Services Agreement with Bowker & Associates, Incorporated, Consulting Engineers (COF Contract No. 2018-0140), for a Comprehensive Assessment of Odor Emissions and Their Control in the Franklin, TN Wastewater Collection and Treatment System in an Amount Not-to-Exceed \$40,740.00.**  
**Michelle Hatcher, Water Management Director**  
Complaints of water odor are coming from Founder's Pointe to the Mack Hatcher area. This item is to assess and control odor emissions.
9. 18-0671 **★Consideration of Contract No. 2018-0152 for Donation Agreement with Barry Alexander Automotive, LLC, Valued in the Amount of \$285,658.13 (Contract No. 2018-0152).**  
**Shauna Billingsley, City Attorney**  
Donation of auto-related parts to be stored at Fleet Maintenance.
10. 18-0659 **Consideration of Contract No. 2018-0146 with Thomson Reuters for Westlaw Online Legal Research Subscription (Contract No. 2018-0146)**  
**Shauna Billingsley, City Attorney**  
Renewal of necessary software.
11. 18-0681 **★Consideration of RESOLUTION 2018-55, A Resolution Awarding the Construction Contract (COF Contract No. 2018-0052) to Renascent, Inc. in the Amount of \$30,829.16 for the Demolition of Structures Located at 403 & 405 Hillsboro Road".**  
**Brad Wilson, Facilities Project Manager**  
**Paul Holzen, Engineering Director**  
For demolition of the older structures on The Hill. Clean up and clear out the property; move forward.
12. 18-0680 **★Consideration of RESOLUTION 2018-57, "A Resolution Awarding the Construction Contract (COF Contract No. 2017-0186) to Adams Contracting, LLC, in the Amount of \$256,225.10 for the Carnton Lane Culvert Replacement Project".**  
**Paul Holzen, Engineering Director**  
**Jonathan Marston, Engineering Assistant Director**  
Culvert is failing. This is an urgent need. Contingency amount is \$75,000. Stormwater Fund.

13. 18-0679 ★**Consideration of RESOLUTION 2018-56, “A Resolution to Finalize the Property Acquisition Associated with Fire Station Number 7”.**

**Paul Holzen, Engineering Director**  
**Jonathan Marston, Engineering Assistant Director**

The land is at the southern tip of the AG Center and the facility will tie on to the Franklin sewer system.

14. 18-0587 ★**Consideration of RESOLUTION 2018-53, “A Resolution Authorizing Staff to Proceed with the Home Raising Project Developed by the United States Army Corps of Engineers as part of the Harpeth River Feasibility Study”.**

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

This resolution was revised to state the Board of Mayor and Aldermen agree to participate in the Project as the Non-Federal Sponsor to contribute the remaining 35% of the funding. The U.S. Army Corps of Engineers would contribute 65% to raise the houses. The Corps continues to look at the number of houses and the cost ratio. A decision can be made in February or March 2019 as to where the money would come from. The resolution doesn't commit the City, it just indicates the City is willing to participate in this voluntary program.

Discussion:

- Alderman Burger wants to participate, but wants no part of doing this. City money should not be used for individual homes.
- Vice Mayor Martin has been getting calls from people who do not want taxpayer money used for the raising of the houses. She referred to the West Main Street pedestrian bridge crossing and the Battle Avenue flooding problems that were taken off the table, and asked why those projects couldn't be done first. It is not fair to the residents to pull those already approved projects.
- Alderman McLendon noted the Board regularly committed taxpayer fund to improve property that benefited some but not others. Jackson Lake was dredged with taxpayer money and they weren't asked to pitch in. That was determined to be an appropriate project to protect property and lives. There were some others as well. The notion that we have crossed some line, we have been across it. There are individual homes that need this help or stand to lose everything. This is a chance to help them. Not better off if we allow them to flood during the next event. We have done it before and will continue to do it. He supports this project.

15. 18-0654 **Discussion Regarding Stormwater Project Funding.**

**Eric Stuckey, City Administrator**  
**Kristine Tallent, ACA/CFO**  
**Paul Holzen, Engineering Director**  
**Michael Walters Young, Budget/Strategic Manager**

The list has been updated. There are three projects that need to be done because they are so far along. The remainder have more flexibility timewise. Longer term sustainability issue types of projects were identified. They are all important and worthy. There isn't enough revenue to do all the projects. Perhaps the projects can be ranked in the CIP projects later. Discussed how Stormwater projects were done previously vs. how they are done now.

Discussion:

- Alderman McLendon was on the committee that helped write the Stormwater ordinance. It was never conceived as a fund to pay for major capital projects. It was to do Stormwater maintenance like cleaning ditches, buying equipment, etc. Will

need to debate if worthy of being done with the General Fund and other Capital Projects. Not sure if there would ever be enough revenue to match the demand. These are capital projects that happen to be Stormwater projects. Some can be offset by Stormwater fee money. These should be in the Capital Projects for ranking. He is willing to look at the Stormwater Fees.

- Vice Mayor Martin: Two highlighted projects are huge and have been talked about for years: 100 Block Battle Avenue Drainage Improvements, and USACE Home Raising Project. She thought decisions had been made on the 100 Block Battle Avenue Drainage and the West Main Street bridge pedestrian crossing. Get those done. Those things are important. The house raising came after. She will not support doing any of these other projects until we do the things we said we were going to do. The USACE is seeing if more properties can be added. Doing additional review of properties that could be eligible.
- Mayor Moore: Let's look at Stormwater fee, examine structure.

**16. 18-0668 Discussion and Consideration of Various Design Elements, including Bike and Pedestrian Facilities, Utility Relocations, and Access Management, for the Columbia Avenue Widening and Improvements Project.**

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

Mr. Stuckey noted this item will be brought back on August 14 to refine the elements, pedestrian, access management, etc. Reached out to 130+ people.

Paul Holzen noted direction and feedback is needed at this phase. Approved curb to curb, 5-lane with some including median. Included access management, but the Board wants to revisit that.

Three options for bike and pedestrian element:

1. City standard 12 ft. sidewalk, 6 ft. grass strip on one side and 6 ft. sidewalk, 6 ft. grass strip on the other side.
2. Sidewalk 8 ft., grass strip 4 ft. with light poles and tree wells.
3. Sidewalks against back of curb, utilities and signs behind the sidewalk, no landscaping.

Discussion:

- No federal funds for underground utilities and would cost the City \$10 million to install underground utilities.
- Board wants to revisit some or all access points.
- Jim Svoboda gave an overview of Mixed Use Corridor, Historical resources and Mixed-Use development.
- Options 1 & 2 supported by Land Use Plan and Envision Franklin
- Paul Holzen: ROW acquisition varies on the option chosen. Very conceptual at this point. Some area there are 3 different gas lines running parallel with the street.
- Alderman Blanton: Thankful access points will be revisited since there are so many businesses with limited access or no access in front. Very industrial part of Franklin that doesn't need 12 ft. multimodal paths. Be mindful of the businesses. This is the most important part, the fate of some people with their livelihood impacted. Listen to what constituents need.

Will revisit.

17. 18-0683 ★**Consideration of RESOLUTION 2018-59, “A Resolution to Extend the Employment Contract with City Administrator, Eric S. Stuckey.”**

**Dr. Ken Moore, Mayor**

No questions or comments. Item is on voting session agenda tonight. The contract expires in 2022.

**Other Business**

None

**Adjournment**

Work Session adjourned @ 7:01 p.m.

BOMA will convene @ 7:16 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator’s Office 9/17/2018 10:22 AM