



City of Franklin

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

Meeting Minutes Work Session

Tuesday, January 13, 2015

4:30 PM

Board Room

Call to Order

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

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [15-0070](#) *Consideration Of Resolution 2015-03, A Resolution Of The Board Of Mayor And Aldermen Of The City Of Franklin, Tennessee, To Express Support For The Maintenance Of Current Troop Levels At Fort Campbell And To Urge Congress To Oppose Any Reductions.

Sponsors: Dr. Ken Moore

Attachments: [2015-03_DRAFT Fort Campbell resolution of support_01-06-15.docx](#)

This Resolution was acknowledged

2. [14-640](#) Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [4680 Branch Creek Crossing Rezoning MAP.pdf](#)
[Ordinance 2014-46 Branch Creek Rezoning.pdf](#)
[Branch Creek Crossing Rezoning plans 12-4-14.pdf](#)

This Ordinance was acknowledged

3. [14-641](#) Consideration of Resolution 2014-97, To Be Entitled “A Resolution Approving a Development Plan for Branch Creek Crossing PUD Subdivision with 2 Modification of Standards (MOS 1 - Location of Loading Areas; MOS 2 - Parking Facing Primary Street in Traditional Area) Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [4692 Branch Creek Dev Plan Map.pdf](#)
[Res 2014-97 RESOLUTION Branch Creek Crossing Dev Plan.pdf](#)
[Conditions of Approval_01.pdf](#)
[Branch Creek Crossing Development plans 12-4-14.pdf](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/10/2015.

4. [14-717](#) Consideration of Ordinance 2014-40, To Be Entitled “An Ordinance to Rezone 4.89 Acres from Specific Development - Variety District (SD-X 0/0) to General Commercial District (GC) for the Property Located at 1214 Liberty Pike, by the City of Franklin, Tennessee.” Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [4710 Duke Prop rezoning MAP](#)
[Ord 2014-40 ORDINANCE Duke Properties Rezoning](#)
[4710 Duke Properties Rezoning Plan 1 page](#)

This Ordinance was acknowledged

5. [15-0001](#) Consideration of Ordinance 2014-49, To Be Entitled “An Ordinance to Annex the Adams Property, Consisting of 11.88 Acres, Located on the Properties on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive.” Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2014-49 Annex Adams Property](#)
[Adams property annexation Map](#)

This Ordinance was acknowledged

6. [15-0002](#) Consideration of Resolution 2014-47, To Be Entitled “A Resolution Adopting a Plan of Services for the Annexation of Certain Areas by the City of Franklin, Tennessee, Specifically the Adams Property, Located on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive.” (12/18/14 FMPC 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [Resolution 1014-47 Adams Property POS](#)
[Request for POS-Adams Property](#)
[October Park Financial Impact](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/10/2015.

7. [14-727](#) Consideration of Ordinance 2014-45, To Be Entitled “An Ordinance to Zone 11.88 Acres Specific Development - Residential District (SD-R 1.6) for Three Properties Located South of Murfreesboro Road and West of Ridgeway Drive, Located at 1100 Ridgeway Drive (October Park PUD Subdivision).” Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [4685 October Park Zoning Map](#)
[Ord 2014-45 ORDINANCE October Park](#)
[October Park Rezoning Request](#)

This Ordinance was acknowledged

8. [14-732](#) Consideration of Resolution 2014-96, To Be Entitled “A Resolution Approving a Development Plan for October Park PUD Subdivision, Located at 1100 Ridgeway Drive, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [4686 October Park Development Plan Map](#)
[October Park Development Plan 12.4.2014](#)
[4686 October Park DP Conditions of Approval](#)
[Res 2014-96 October Park Development Plan](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/10/2015.

9. [14-737](#) Consideration of Ordinance 2014-47, To Be Entitled “An Ordinance to Rezone +/- 195.5 Acres from Specific Development - Residential District (SD-R 1.72) to Specific Development - Residential District (SD-R 1.91) for the Property Located at 4133 South Carothers Road (Waters Edge PUD Subdivision) by the City of Franklin, Tennessee.” Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [4726 Waters Edge Rezoning Map](#)
[WATERS EDGE REZONING 12.4.2014](#)
[Ord 2014-47 ORDINANCE Waters Edge Rezoning New](#)

This Ordinance was acknowledged

10. [14-741](#) Consideration of Resolution 2014-98, To Be Entitled “A Resolution Approving a Development Plan for Waters Edge PUD Subdivision, Located at 4413 South Carothers Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [4725 Waters Edge DP and Rezoning Map](#)
[WATERS EDGE DEV PLAN REV3 12.4.2014](#)
[4725 Waters Edge DP Conditions of Approval](#)
[Res 2014-94 Waters Edge Development Plan Rev 3 BOMA](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/10/2015.

11. [14-712](#) 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. Establishing a Public Hearing for February 10, 2015. (12/18/14 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2014-37 11-24-14](#)

This Ordinance was deferred to the worksession scheduled for February 10, 2015.

12. [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, by the City of Franklin, Tennessee.” (12/18/14 FMPC 5-2)

Sponsors: Ald. Ann Petersen

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

This Ordinance was recommended to the Board of Mayor & Aldermen meeting on 1/27/2015.

13. [14-721](#) Consideration of Resolution 2014-93, To Be Entitled “A Resolution Approving a Development Plan for the Serena PUD Subdivision, Located at 1127 Murfreesboro Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 6-1)

Sponsors: Ald. Ann Petersen

Attachments: [4718 Serena Dev Plan MAP](#)
[Res 2014-93 Serena DP Resolution](#)
[Conditions of Approval 4718](#)
[Will Sq-Serena Dev Plan set](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/24/2015.

14. [14-728](#) Consideration of Resolution 2014-95, To Be Entitled “A Resolution Approving a Development Plan for the Franklin Housing Authority - Reddick Street Development Phase 2 PUD Subdivision with One Modification of Standards (MOS 1 - Minimum Parking Requirements), Located at 145 Strahl Street, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [4711 FHA Dev Plan MAP](#)
[Res 2014-95 Franklin Housing Authority DP Resolution](#)
[Conditions of Approval 4711](#)
[Revised Development Plan](#)

This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 2/10/2015.

15. [15-0055](#) *Consideration of Resolution No. 2014-77; A Resolution to Approve the Letter of Intent with GE Water & Process Technologies for the Purchase of the Hollow Fiber Membrane Filtration System Equipment for the Franklin Water Treatment Plant and Authorize the City Engineer to Execute the Final Purchase Contract (COF Contract No. 2014-0269) and Revise Final Equipment Purchase Without Seeking Approval from the Board of Mayor and Aldermen.

Sponsors: David Parker

Attachments: [Letter of Intent for GE Membranes Final 12-24-14.docx](#)
[Resolution 2014-77 Approving GE Letter Of Intent & City Eng to Execute.docx](#)
[Res. 2014-77 Exhibit B 12-29-14.doc](#)
[Res 2014-77 Exhibit A 12-30-14.pdf](#)

This Resolution was acknowledged

16. [14-680](#) Consideration of Resolution 2014-84 - A Resolution Authorizing Condemnation for the Acquisition of Property for the Curd Branch and Watson Branch Sanitary Sewer Improvements Project

Sponsors: Paul Holzen

Attachments: [Res 2014-84 Map](#)
[Res 2014-84 Exhibit A](#)
[Res 2014-84 Condemnation of properties in Watson Branch sewer basin](#)

This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.

17. [14-681](#) Consideration of Resolution 2014-87 - A Resolution to Adopt the Southwest Basins No. 2 & No. 3 Sanitary Sewer System Study of August 2014

Sponsors: David Parker and Paul Holzen

Attachments: [Res 2014-87 Southwest Basins 2&3 Study Adopt SW Basins 2 & 3 August 2014](#)

This Resolution was recommended favorably to the Board of Alderman and to the Board of Mayor & Aldermen meeting on 1/27/2015.

18. **14-685** Consideration of Resolution 2014-85 - A Resolution Authorizing Condemnation for the Acquisition of Property for the Spencer Creek at Franklin Road Sanitary Sewer Rehabilitation Project
- Sponsors:** David Parker and Paul Holzen
- This Resolution was recommended favorably to the Board of Alderman and to the Board of Mayor & Aldermen meeting on 1/27/2015.**
19. [14-716](#) Consideration of Resolution 2014-94 - A Resolution to Fund the Final Design of McEwen Drive Phase IV Improvements (Cool Springs Blvd to Wilson Pike)
- Sponsors:** Paul Holzen
- Attachments:** [Res 2014-94 McEwen Dr Ph 4 Design Funding](#)
[Res 2014-94 McEwenDrPh4 Design Funding - Exhibit A](#)
- This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.**
20. [15-0008](#) Consideration of Road Impact Fee Offset Agreement - As Amended (COF Contract 2014-0116) with Embrey Partners, Ltd for the Construction of a Traffic Signal at the Intersection of Cool Springs Blvd and Windcross Court in the amount of \$156,761.18.
- Sponsors:** David Parker and Paul Holzen
- Attachments:** [COF 2014-0116 Artessa - Impact Fee Agreement - As Amended Exhibit B](#)
[COF 2014-0116 Artessa Offset Agreement Exhibit A](#)
[COF 2014-0116 Artessa - Impact Fee Agreement - As Amended](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.**
21. [15-0011](#) Consideration of Right-of-Way Use Agreement (COF Contract No. 2014-0297) with Windstream KDL, Inc.
- Sponsors:** David Parker and Paul Holzen
- Attachments:** [Franklin TN Fiber_City Boundaries.pdf](#)
[COF 2014-0297 Signed Agreement 12-16-14.pdf](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.**

22. [14-722](#) Consideration of contract award to Lifesigns / The Prevention Group of Brentwood, TN in the total estimated annual amount of \$72,685 for firefighter annual physical medical exam services for uniformed personnel of the Franklin Fire Department for a term of award of three (3) years, with two (2) options to extend the term of award, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total (Purchasing Office Procurement Solicitation No. 2015-011; \$105,850 budgeted in 110-82250-42200 for fiscal year 2015 for physicals and preventive medical care; Contract No. 2014-0347) 01/13/15 WS

Sponsors: Rocky Garzarek

Attachments: [2015-011 Tabulation of Proposals](#)

This Contract/Agreement was deferred to the Worksession scheduled for January 27, 2015.

23. [14-723](#) Consideration Of Bid Award To North America Fire Equipment Co., Inc. Of Decatur, AL In The Total Amount Of \$56,614.34 For Supply And Delivery Of The Specified Quantities, Makes And Models Of Firefighting Nozzles And Hydrant Wyes For The Fire Department (Purchasing Office Procurement Solicitation No. 2015-017; \$60,000 Budgeted In 110-83530-42200 For Fiscal Year 2015; Contract No. 2014-0346)

Sponsors: Rocky Garzarek

Attachments: [2015-017 Bid Tab](#)
[2014-0346 Procurement Agreement, signed for NAFECO](#)

This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.

24. [15-0045](#) A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE VARIOUS ASPECTS OF THE TEMPORARY FIRE STATION No. 7 PROJECT WITHIN A PROJECT BUDGET OF \$150,000

Sponsors: Rocky Garzarek and Brad Wilson

Attachments: [Temporary Fire Station 7 Project Budget 1-12-15](#)
[Temporary Fire Station 7 - Resolution - 1-13-15](#)

This Contract/Agreement was acknowledged

25. [15-0020](#) Consideration of Contract 2014-0329, an agreement for the conveyance and dedication of in-kind property or cash donation for the future Goose Creek area Fire Hall - Station 7.
- Sponsors:** Eric Stuckey and Vernon Gerth
- Attachments:** [COF-Boyle Fire Hall Agreement - Sec 4 12-10-14.pdf](#)
[Deed of Fire Station Site to City of Franklin \(Lot 199 Section 4 Berry .doc](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.**
26. [14-724](#) Consideration of recommendation to reject bid to remove and replace existing pedestrian-type hand railing mounted on top of loading area ingress and egress retaining walls with new railing and to install new pipe bollards, all at the City's solid waste transfer station, for the Disposal Division of the Sanitation and Environmental Services Department (Purchasing Office Procurement Solicitation No. 2015-018)
- Sponsors:** Becky Caldwell and Brad Wilson
- Attachments:** [2015-018 Bid Tab](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/27/2015.**
27. [15-0046](#) Consideration of a request by the Franklin Housing Authority for a commitment of an allocation in the FY 2016 budget to off-set a portion of the sanitary sewer and water development fees (access, system development, tap, and effluent fees) for Phase II of the Reddick Redevelopment Project.
- Sponsors:** Eric Stuckey and Vernon Gerth
- Attachments:** [BOMA Letter of Request Reddick-12-18-14-final.docx](#)
[BOMA Letter FHA Attachment 12-18-14.docx](#)
- This Report was referred to the Work Session meeting on 1/27/2015.**
28. [15-0058](#) Assessment of Two City of Franklin Cemeteries
- Sponsors:** Lisa Clayton
- Attachments:** [RC559 Franklin Cemeteries Final.pdf](#)

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 550-5721.