

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MAY 10, 2016 – 5:00 P.M.**

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
Shauna Billingsley, City Attorney	P	Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Bob Martin, Interim Planning & Sustainability Director	P
Deb Faulkner, Police Chief	P	Joe York, Streets Director	P
Fred Banner, IT Director	P	Brad Wilson, Facilities Project Manager	
Chris Bridgewater, BNS Director	P	Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES 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

- ✦ Scott Hubbard, 707 Dorris Court, Franklin: Spoke as a member of the Franklin Noon Rotary Club to announce the 67th Annual Franklin Rodeo, May 19, 20, & 21 at the AG Center. Tickets are \$10 for Thursday and \$20 for Friday and Saturday. The Rodeo Parade is Saturday, May 14 at Noon.
- ▲ Floyd and Marion Beech, 2000 Mallory Lane, Franklin: They had asked about the disposition of 254 Natchez Street at the April 26th meeting, and staff was to follow-up. Eric Stuckey responded that staff researched zoning and what defines group homes and will share that information via email.

WORK SESSION DISCUSSION ITEMS

1. **16-0416 Consideration of Event Permit for the Great Americana BBQ Festival sponsored by the Franklin Noon Rotary Club on August 27, 2016**
Lisa Clayton, Parks Director
No questions or comments
2. **16-0417 Consideration of Event Permit for Harpeth River Bike Ride sponsored by the Harpeth Bike Club on June 25, 2016**
Deb Faulkner, Police Chief
Per Monique McCullough, the Downtown Neighborhood Association is aware of the event. She will verify if neighborhood residents were contacted about the event.
3. **16-0419 Consideration of Event Permit for Tour de Cure Bike Ride sponsored by the American Diabetes Association on June 11, 2016**
Deb Faulkner, Police Chief
No questions or comments

4. 16-0420 **Consideration of Event Permit for Porchfest sponsored by the Westhaven Foundation on June 18, 2016 in Westhaven**
Deb Faulkner Police Chief
 No questions or comments
5. 16-0408 **★Consideration of Certificate of Compliance for Wine in Grocery Store for Publix Tennessee, LLC #0160 Located at 2020 Fieldstone Parkway, Franklin, TN 37069 (Carl Patrick Feil, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers)**
Lanaii Benne, Assistant City Recorder
6. 16-0409 **★ Consideration of Certificate of Compliance for Wine in Grocery Store for Publix Tennessee, LLC #0176 Located at 1021 Riverside Drive, Franklin, TN 37064 (Corwyn C. Ring, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers)**
Lanaii Benne, Assistant City Recorder
7. 16-0410 **★ Consideration of Certificate of Compliance for Wine in Grocery Store for Publix Tennessee, LLC #1031 Located at 1400 Liberty Pike, Suite 200 (McKay's Mill), Franklin, TN 37067-8560 (Selena Y. Shaffer, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers)**
Lanaii Benne, Assistant City Recorder
 Items 5, 6, 7 for Publix stores Certificate of Compliance to submit to the State of Tennessee to qualify for Wine in Grocery Store licensure effective July 1, 2016.
8. 06-0345 **★Consideration of ORDINANCE 2016-010, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection."; Establishing a Public Hearing Date of June 14, 2016**
Alderman Ann Petersen, FMPC Representative
 Jim Svoboda, Senior Planner, explained the ordinance is to amend the Floodplain Protection Standards and update the Rate Map.
9. 16-0332 **★Consideration of ORDINANCE 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane."; Establishing a Public Hearing Date of June 14, 2016**
Alderman Ann Petersen, FMPC Representative
 Amy Diaz-Barriga, Current Planning Supervisor, explained a Land Use Plan Amendment was approved to move this from CFCO-6 to CFCO-4 to allow single family lots be subdivided into four.
 - Alderman Barnhill asked about sidewalks on Eddy Lane, and thought this would be an opportunity for the developer to consider sidewalks on this property. Residents have asked for sidewalks.
 - Alderman Martin added that residents have asked for connection to the park. Someone should look into that.
 - Alderman Skinner noted there is access from Fort Granger to the park.
10. 16-0363 **★Consideration of ORDINANCE 2015-80, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards and Sub-District Boundaries For the CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7."; Establishing a Public Hearing Date of June 14, 2016**
Alderman Ann Petersen, FMPC Representative

Andrew Orr noted this generally applies to properties along Columbia Avenue to Winstead Hill. There are five sub-districts. Architecture, site design, and setbacks were revisited. Staff met with stakeholders, property owners, and the Battlefield Commission as well. The FMPC approved the ordinance but struck the 25 ft. buffer along Fowlkes Street.

11. 16-0336 **Consideration of RESOLUTION 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located at 405 Eddy Lane." Establishing a Public Hearing Date of June 14, 2016**
Alderman Ann Petersen, FMPC Representative

Amy Diaz-Barriga said this creates four single-family lots where three houses currently exist.

12. 16-0426 **Consideration of RESOLUTION 2016-22, To Be Entitled: "A Resolution, As Amended, Adopting a Plan of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee." Establishing a Public Hearing for June 14, 2016**
Alderman Ann Petersen, FMPC Representative

Plan of Services and Annexation approved; however, there have been adjustments made from an infrastructure standpoint. This property is a unique use of AG zoning. Running sewer and water lines to the property would be cost prohibitive. Requested septic system and a well. Staff agreed. Property owner agreed to give easements for future. If housing development were done, water and sewer lines would be required as well as rezoning. The modification for water and sewer is for this use only, an equestrian park with a 39-stall barn. The ISO rating will be 9. Residential fire sprinklers were agreed to.

13. 16-0431 **Consideration of Network Infrastructure Connectivity to Support the Consolidation of the Williamson County Emergency Operations Center**
Fred Banner, IT Director
Jordan Shaw, IT Assistant Director

This connectivity is to get Brentwood, Franklin and Williamson County connected for the Countywide emergency dispatch system. Equipment and proper firewalls are needed. A third party entity is the overseer of design of the infrastructure and will allow proper and secure communication. Brentwood, Williamson County and Franklin will each pay \$29,000.

14. 16-0284 **Consideration of Sole-Source Purchase from TargetSolutions Learning, LLC of San Diego, California, of an Online Training Management System in the Total Lump-Sum Amount of \$13,670 for First Year Plus a Like Amount Per Year if Extended for the Fire Department (Contract No. 2016-0045)**

Rocky Garzarek, Fire Chief
Todd Horton, Fire Deputy Chief

Glenn Johnson noted this purchase will help the Fire Department accomplish many things they are trying to get on the system, such as records and training.

15. 16-0352 **Consideration of Procurement Award to Brenntag Mid-South, Inc. of Henderson, Kentucky, in the Unit Amount of \$0.915 per Pound for an Estimated Quantity of 38,000 Pounds per Year of Powder-Activated Carbon (Hydrodarco B) for a Term of Award of Up to Five (5) Years for the Water Treatment Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-022; Contract No. 2016-0103)**

Mark Hilty, Water Management Director
Michelle Hatcher, Water Management Assistant Director

Mark Hilty noted this was pulled last meeting and brought back with the lowest and best bid from the bid process. To answer questions of where the water treatment chemicals are manufactured asked by Alderman Burger; All are made in the United States.

16. 16-0285 **Consideration of Procurement Award to Aetna Life Insurance Company of Hartford, Connecticut, in the Total Estimated Annual Amount of \$119,908 for Life, Accidental Death and Dismemberment, and Supplemental Life Group Employee Insurance Benefits for a**

Three-Year Term of Award with Two One-Year Options to Extend, for the Human Resources Department (Purchasing Office Procurement Solicitation No. 2016-018; Contract No. 2016-0112)

**Shirley Harmon-Gower, HR Director
Sara Sylvis, Risk Manager**

Annual renewal

- 17. 16-0286 Consideration of Procurement Award to Aetna Life Insurance company of Hartford, Connecticut, in the Total Estimated Annual Amount of \$99,502 for Long-Term Disability Group Employee Insurance Benefits for a Three-Year Term of Award with Two One-Year Options to extend, for the Human Resources Department (Purchasing Office Procurement Solicitation No. 2016-019; Contract No. 2016-0113)**

**Shirley Harmon-Gower, HR Director
Sara Sylvis, Risk Manager**

Annual renewal

- 18. 16-0411 Consideration of Fourth Quarter Budget Amendment for Closeout Change Order Items for the Multi-Purpose Arena at Harlinsdale Farm**

Lisa Clayton, Parks Director

During the course of the project, a number of adjustments were made to the project scope to improve the operational efficiency of the arena. Harlinsdale Final Billing to The City of Franklin:

Reclaimed Water System Irrigation Upsize (2" to 4")	\$ 11,115
Reclaimed Water System Added Valves & Fittings	\$ 15,460
COF – Public Restroom Adds	\$ 45,128
Fencing Upgrades (Paint to Stain)	\$ 15,000
TOTAL	\$ 86,703

A concrete pad for equine manure was added, additional stone on the interurban, water and sewer tap for the concession stand. \$1.8 donated to the City.

- 19. 16-0395 Continued Discussion on Proposed Revisions to the City's Parkland Dedication Ordinance.**

**Eric Stuckey, City Administrator
Vernon Gerth, ACA Community & Economic Development
Lisa Clayton, Parks Director**

This is follow-up to questions asked at the last meeting. More options to structure parkland dedication fee offered.

Discussion:

- Compared differences between current ordinance, proposed ordinance and the transition.
- Trying to find true cost to provide parks.
- Goal for developers to build parks. Incentives for amenities.
- Fees haven't covered the cost of building a park.
- Board had indicated they wanted to encourage neighborhood parks.
- It's been too easy for developers to pay the parkland dedication fees than build a park.
- In dense areas where there is not enough space for parks, the fee-in-lieu is appropriate.
- Hotel/Motel Funds are available to supplement projects. 75% of parkland money is used in the quadrant where the park is to be located and 25% can be used toward community parks, such as skate-park or splash parks. The exception being if the development is large enough to build a five-acre park. The City wants the amenities.
- A lot of money has been spent at Harlinsdale. There is no playground there. City needs more ball fields. Fee should cover the cost of athletic fields.
- The Master Park Plan identified some deficiencies.

The following two pages are Total Parkland Dedication Obligation Per Dwelling Unit scenarios provided by Mr. Gerth and Ms. Clayton. They were reviewed as more options to consider. The two will bring back a proposed ordinance and options.

TOTAL PARKLAND DEDICATION OBLIGATION PER DWELLING UNIT

SCENARIO I - Total Acres of Parks LESS Historic
INCLUDES Special Use, and On-Road Multi-Purpose Pathways/Greenways, and Private Association Pools

Land Dedication Portion \$ 1,313 per Dwelling Unit
Park Development Portion \$ 5,862 per Dwelling Unit
TOTAL PER DWELLING UNIT \$ 7,175 per Dwelling Unit

SCENARIO II - Total Acres of Parks LESS Historic and On-Road Multi-Purpose Pathways/Greenways
INCLUDES Special Use and Private Association Pools

Land Dedication Portion \$ 1,295 per Dwelling Unit
Park Development Portion \$ 5,781 per Dwelling Unit
TOTAL PER DWELLING UNIT \$ 7,076 per Dwelling Unit

SCENARIO III - Total Acres of Parks LESS Historic, On-Road Multi-Purpose Pathways/Greenways, and
The Park at Harlinsdale
INCLUDES All Ball Fields and Private Association Pools

Land Dedication Portion \$ 920 per Dwelling Unit
Park Development Portion \$ 4,108 per Dwelling Unit
TOTAL PER DWELLING UNIT \$ 5,028 per Dwelling Unit

SCENARIO IV - Total Acres of Parks LESS Historic and Special Use
INCLUDES On-Road Multi-Purpose Pathways/Greenways and Private Association Pools

Land Dedication Portion \$ 688 per Dwelling Unit
Park Development Portion \$ 2,984 per Dwelling Unit
TOTAL PER DWELLING UNIT \$ 3,672 per Dwelling Unit

SCENARIO V - Total Acres of Parks LESS Historic, Special Use, and On-Road Multi-Purpose Pathways/Greenways
INCLUDES Private Association Pools

Land Dedication Portion \$ 650 per Dwelling Unit
Park Development Portion \$ 2,903 per Dwelling Unit
TOTAL PER DWELLING UNIT \$ 3,553 per Dwelling Unit

Other Business

None

Adjournment

Work Session adjourned @ 6:26 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/11/2016 1:38 PM