

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, AUGUST 11, 2015 – 5:00 P.M.**

Board Members

| | | | |
|---------------------------|---|--------------------------|---|
| Mayor Ken Moore | P | | |
| Vice Mayor Clyde Barnhill | P | Alderman Dana McLendon | P |
| Alderman Brandy Blanton | 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 | |
| Russell Truell, ACA Finance & Administration | P | Mark Hilty, Water Management Director | P |
| David Parker, City Engineer/CIP Executive | P | Paul Holzen, Engineering Director | |
| Shauna Billingsley, City Attorney | P | Bob Martin, Interim Planning & Sustainability Director | P |
| Rocky Garzarek, Fire Chief | P | Joe York, Streets Director | P |
| Deb Faulkner, Police Chief | P | Brad Wilson, Facilities Project Manager | |
| Fred Banner, IT Director | P | Lanaii Benne, Assistant City Recorder | P |
| Chris Bridgewater, BNS Director | P | Linda Fulwider, Board Recording Secretary | P |
| Becky Caldwell, SES Director | P | | |

Call to Order

Dr. Ken Moore, Mayor called the Work Session to order at 5:00 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

- Review of Development Activity for the First Six Months of 2015 Including Permit and Development Fees, and Value of Private Investment.**

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community/Economic Development

Lynn Osland, Development Services Operations Analyst, reviewed these reports, noting they are posted online quarterly and monthly. June and July have been the busiest this year with over \$53M each of those two months.

| January – June 2015 | | Fees |
|---|-------|---------------|
| Permits Issued | 3,533 | \$1,090,242 |
| Additional Fees | | \$4,165,050 |
| Dwelling Units | 414 | |
| Stormwater & Grading Permits | 18 | \$37,519 |
| Grading Permits Only | 1 | \$400 |
| Utility Construction/Infrastructure Permits | 13 | \$1,300 |
| Estimated Valuation of Building Permits | | \$224,094,892 |

- Review of Property Maintenance and Zoning Service Request Report for the First Six Months of 2015.**

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community/Economic Development

Christ Bridgewater, BNS Director

The report was reviewed: Cases Resolved 94%, Average Days to Resolution 11.98, Number of Service Requests Received 308, and Number of Service Requests Resolved 302. Michael Lepore, Neighborhood Resources Supervisor, explained details of the reports; there may be multiple service requests per case. Resolution has been just under 5

days. There was discussion on repeat offenders, health and safety issues, cases that drag out, issuing warrants and court.

Eric Stuckey noted citizens may enter requests on the City's Website at any time.

3. Consideration of Event Permit for Franklin 4 the Cure 5K on September 12, 2015 Sponsored by the Westhaven Foundation.

Deb Faulkner, Police Chief

No questions or comments.

4. Consideration of Event Permit for Jingle Bell Run 5K Sponsored by the Arthritis Foundation on December 5, 2015 in Downtown Franklin.

Deb Faulkner, Police Chief

No questions or comments.

5. Consideration of Liquor License Application for Berry Farm Wine & Spirits (Satish Patel, Managing Agent), 4000 Hughes Crossing, Suite 160, Franklin, TN 37064-1484.

Lanaii Benne, Assistant City Recorder

No questions or comments.

6. Discussion Regarding Harpeth Square Development Parking Financing.

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community/Economic Development

Russ Truell, ACA Finance & Administration

The Harpeth Square mixed-use development project developers want to partner with the City and County for the financing of 600 parking spaces in the project's parking garage to make the project financially feasible, The Industrial Development Board intends, subject to the approval of the Williamson County Commission and the Franklin Board of Mayor and Aldermen, to engage in tax increment funding (TIF). If the City decides to participate, the County will be asked to participate as well. Both the City and County must participate to make this happen. They are asking for a 15 year term. Approximately 42% would be dedicated to the project and assist with parking. Steve Bacon, Harpeth Square representative, said during the 15 years about 200 of the parking spaces would be designated for free public parking.

Russ Truell provided a list of the properties showing current taxes and what they would be if this proposal is approved. Substantial estimate of \$1M per year with amount of debt service \$280,000 per year. Additional taxes to the City, County, Williamson County Schools and Franklin Special School District, about \$48,000 to the city and \$230,000 to the County to dedicate every year toward debt service on the structure. It was asked if those spaces would remain accessible as free parking for the public after that time. That is unknown.

◆ Alderman McLendon joined the meeting at 5:29 p.m.

Mr. Bacon related the development was tweaked to change the size of retail, restaurant and unit mix as well as the meeting space in the hotel. Now, approximately 400 spaces are needed and there are 601 spaces in the garage. He mentioned that the MTSU study shows the project will add significant revenue to the City.

Lengthy discussion brought questions about assuring public parking places were designated as public parking, comparisons to Nissan TIF (not the same), years before meaningful money comes in and when debt service comes into play.

Ron Heller, Harpeth Square, came forward and explained the estimated \$8M for parking is a significant burden on the investors. The City is in desperate need of parking and these spaces will help with parking from the surrounding church and restaurants. Lenders are not willing to finance a 10-year TIF, which is what the developers wanted. Without a partnership they will have to seek other means of financing and it will be their decision if the extra parking will be paid parking or how it will be used.

Alderman Skinner said numerous residents have complained about the lack of parking downtown. The economic impact study of revenue that will come into the City is the true value of creating a TIF per Vernon Gerth. Alderman Burger expressed interest in the public/private partnership. Vice Mayor Barnhill wants to see more parking for the City

for a longer period of time than 15 years. The County would receive the largest amount in taxes and the City would benefit economically.

7. Discussion Regarding the “Hill” Property (403 and 405 Fifth Avenue North) – Future Use and Process
Eric Stuckey, City Administrator
Vernon Gerth, ACA Community/Economic Development

Kelly Dannenfels, Principal Planner, and Bob Martin, Interim Planning Director, addressed this item. The disposition of this property was discussed at a workshop several months ago. The Community Housing Partnership has approached the City with a proposal for 44 affordable housing units on the property. The American Planners Association’s Community Planning Assistant Team (CPAT) did an analysis of the area because of it being in the flood plain.

CPAT recommendations for use of the property:

- Maintain City ownership
- Limited, low-scale, community-oriented development
- Ensure development respect/complement the adjacent historic cemeteries.

Land Use Plan recommendations:

- New uses should be limited to low-scale, low impact public uses that respect the adjacent historic cemetery.
- If declared surplus property, low-scale commercial and civic/institutional uses would be appropriate

Staff examples of public uses:

- Additional parking, trail head, passive open space, overlook, etc.

Private Institutional uses:

- Low-scale church building with shared parking for cemeteries or expansion of the cemeteries and parking.

Mr. Stuckey noted that when this property was left empty by the move to the Public Works Facility, it was decided that this and the Streets property would be turned into revenue producing property. The Water/Sewer Fund owns part of the property and the General Fund owns part of the property. Proceeds of a sale could be used for different projects.

Discussion:

- Alderman Martin: Turn the property into open green space.
- Alderman Blanton: Workforce housing – walkable to schools, grocery, drugstore, etc.
- Mr. Stuckey: Is residential appropriate? The decision should be what will work long-term.
- Bob Martin: Think of the view shed. If opened up for resale there will be many requests for different uses.
- Alderman Bransford: Housing could provide living space for potential employees of Harpeth Square and other downtown businesses to walk to work.
- Alderman Petersen: The only access to the property is in a very deep part of the flood plain. For years it was not recommended people live or stay overnight in that Fifth Avenue corridor.
- Alderman Skinner: State law dictates disposal of such property be by sealed bid process and non-profit can’t be excluded. Parking is needed in that area and the two cemeteries could be spruced up as well.
- Alderman McLendon: Would anyone be interested in doing a salvage demolition? He would like to see the property scraped. It could be a parking lot for Bicentennial Park, meeting place for a bike rally, part of the greenway system. It has limited development prospects.
- Alderman Barnhill: Would like to see development proposals as would Alderman Bransford.
- Consensus: Demolish the building, ask staff to develop a process to determine usage.

8. *Consideration of ORDINANCE 2015-12, “An Ordinance to Establish Unit Prices Associated with Infrastructure Requirements and Authorize Staff to Determine Final Performance Agreement (Surety) Amounts Without First Obtaining Approval from the Franklin Municipal Planning Commission.”; Establishing a Public Hearing Date of September 8, 2015

Alderman Ann Petersen, FMPC Representative

Based on unit costs instead of FMPC approval.

9. *Consideration of ORDINANCE 2015-22, To Be Entitled, “An Ordinance to Annex the Property Located at 1845 Carters Creek Pike, Consisting of 75.69 Acres Located West of Carters Creek Pike and Southwest of Downs Boulevard and Adjoining the City Limits Within the Southwestern Part of the Franklin Urban Growth Boundary (UGB)”; Establishing a Public Hearing Date of September 8, 2015.

Alderman Ann Petersen, FMPC Representative

10. *Consideration of ORDINANCE 2015-23, To Be Entitled, "An Ordinance to Zone 75.69 Acres Agriculture (AG) for the Property Located at 1845 Carters Creek Pike, Located West of Carters Creek Pike and Southwest of Downs Boulevard and Adjoining the City Limits Within the Southwestern Part of the Franklin Urban Growth Boundary (UGB)"; Establishing a Public Hearing Date of September 8, 2015.

Alderman Ann Petersen, FMPC Representative

11. Consideration of RESOLUTION 2015-26, To Be Entitled, "A Resolution Adopting a Plan of Services for the Annexation of the Property Located at 1845 Carters Creek Pike, Consisting of 75.69 Acres Located West of Carters Creek Pike and Southwest of Downs Boulevard and Adjoining the City Limits Within the Southwestern Part of the Franklin Urban Growth Boundary (UGB)."

Alderman Ann Petersen, FMPC Representative

No questions or comments on items 9, 10, and 11.

12. Consideration of ORDINANCE 2015-17, To Be Entitled, "An Ordinance to Rezone 22.72 Acres from Residential 1 District (R-1) to Specific Development-Variety (SD-X 0, 34500) District for the Properties Located at 554 and 562 Franklin Road."

Alderman Ann Petersen, FMPC Representative

The rezoning is for an office building and a funeral home. The location of the buildings was changed since the FMPC and BOMA reviewed the project at a joint conceptual workshop. Staff and the applicant agreed to lessen the intensity of uses between the northern and southern boundaries of this site. The property to the south calls for a less intensive rural residential (1 acre lots) form.

The applicant is proposing very limited building in the hillside overlay buffer. The edge of the proposed development (less than 10 percent) is within the Hillside Overlay Buffer zone.

13. Consideration of RESOLUTION 2015-35, To Be Entitled, "A Resolution Approving a Development Plan for Family Legacy PUD Subdivision with One Modification of Standards (Parking), Located Along the East Side of Franklin Road and South of Moores Lane (554 and 562 Franklin Road), by the City of Franklin, Tennessee."

Alderman Ann Petersen, FMPC Representative

No questions or comments.

14. *Consideration of RESOLUTION 2015-46, A Resolution Awarding the Construction Contract (COF Contract 2014-0037) for the Third Avenue North Trail/Greenway Project (Bicentennial Park Phase 1, TDOT PIN 109424.00) to Jones Brothers Contractors, LLC in the Amount of \$1,253,257.31.

Engineering

This was not available to the CIC because TDOT was reviewing it; however, it is now ready to move forward with construction of the trail connecting to Chestnut Bend. Approximately \$630,000 in grant dollars.

15. *Consideration of a Professional Services Agreement (COF Contract No. 2014-0036) with Wisser Consultants, LLC for Construction Engineering and Inspection (CEI) Services Required for the Third Avenue North Trail/Greenway Project (Bicentennial Park Phase 1, TDOT PIN 109424.00) in and Amount Not to Exceed \$226,759.03.

Engineering

No questions or comments.

16. City of Franklin Contract No. 2015-0189 Proposal for Environmental Assessment Bicentennial Park.

Lisa Clayton, Parks Director

The assessment of several pieces of property around the park will help with planning and implementation for the park. A map showing the properties was distributed. Tracts include:

- City Property – Former Boot Factory (7.66 acres)
- City Property – Former Worley Dump (5.19 acres)
- Private Property – Former Worley Auto Junk Yard (3.09 acres)

This is a voluntary program with TDEC and is part of their program for Brownfields, and will help find out what can be planned there. If the land is found to be a safety hazard, there will be an obligation to clean it up.

17. Consideration of Contract Award to Morton Salt, Inc. of Chicago, Illinois in the Unit Price Amount of \$75.70 per Ton for Supply and Delivery of an Estimated Quantity of 462 Tons of Bulk De-icing Rock Salt for the Streets Department (\$35,000.00 Budgeted in 110-83640-43100 for Fiscal Year 2016; Contract No. 2015-0250)

Joe York, Streets Director

No questions or comments.

18. **Consideration of Contract 2015-0191 Between the City of Franklin and the Regional Transportation Authority for FY 2016 for 91X Express Bus Service.**

Eric Stuckey, City Administrator
Russ Truell, ACA Finance & Administration

No questions or comments.

19. **Consideration of RESOLUTION 2015-47, A Resolution to Authorize the City Administrator Periodically to Amend and Modify the Fire Department Organizational Chart Relative to Fire Captains.**

Rocky Garzarek, Fire Chief

Chief Garzarek has recommended transition of some Captain positions to Lieutenant positions. This does not impact the total number of officers in the department, but does reduce the total number of Captains from 13 to 11 and increases the number of Lieutenants by two positions. There is a two pay grade difference in the positions. Transition will be done through attrition and could take 5-7 years.

20. **Acknowledge Report of Sole-Source Purchase from Southern Sales Co. of Nashville, TN of the Supply and Delivery of a Quantity of 120 Ultraviolet Lamps in the Total Amount of \$50,520 Plus Freight for the Water Reclamation Division of the Water Management Department (purchase not itemized in Fiscal Year 2016 Budget).**

Mark Hilty, Water Management Director

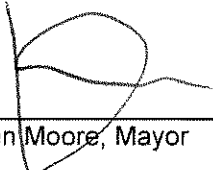
No questions or comments.

Other Business

None

Adjournment

Work Session adjourned @ 6:55 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 8/25/2015 11:48 AM