

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 13, 2015 – 4:30 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, Human Resources Director	
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive		Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	
Deb Faulkner, Police Chief	P	Brad Wilson, Facilities Project Manager	P
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director		Linda Fulwider, Board Recording Secretary	
Becky Caldwell, SES Director	P		

Call to Order

Dr. Ken Moore, Mayor called the Work Session to order at 4:30 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. *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.

Dr. Ken Moore, Mayor

Mayor Moore explained if troop levels are cut back at Fort Campbell, there would be a significant economic impact to the area. The Clarksville Mayor and Montgomery County Mayor asked all the mayors in the Region to encourage their Boards to pass a resolution in support of their efforts to retain full troop levels. Fort Campbell representatives will include the Resolutions in the packet they take to Washington, D.C. to make their plea.

(Items 2 and 3 taken together)

2. *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.

Alderman Ann Petersen, FMPC Representative

3. 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.”

Alderman Ann Petersen, FMPC Representative

Catherine Powers noted these items are for the Rezoning and Development Plan for Branch Creek. The two office buildings and residential apartments on the property are across the road from Gateway. It is a traditional type development that will look much like Gateway in design. Hillside and environmental issues are taken care of by two Modifications of Standards. Staff recommends approval of the development.

- Alderman Martin asked if this would open the door for development down Franklin Road.
- Ms. Powers indicated this is supported by the Land Use Plan. Further south on Franklin Road starting at Country Road, the area is protected by a different character area of the Land Use Plan that does not prescribe as much density.
- Alderman Petersen pointed out this development is right across from the southern-most part of Gateway between the first entrance and Davenport Drive. It is covered by the Hillside Ordinance. They are asking for parking in front of the buildings as it is in Gateway.
- Alderman Burger requested consideration of installing crosswalks on Franklin Road and some way to stop vehicle traffic for pedestrians crossing as there are many shops and restaurants in Gateway. Catherine Powers responded this could be addressed with the Engineering Department.
- Alderman Petersen noted that residents in that area are worried about the traffic anyway, and wondered if Brentwood could be approached about synchronization of the traffic light they own at the intersection of Franklin Road and Moores Lane.

4. *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.

Alderman Ann Petersen, FMPC Representative

Rezoning requested because the rest of the property is already zoned General Commercial. Staff recommends approval.

(Items 5, 6, 7, and 8 taken together)

5. *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.

Alderman Ann Petersen, FMPC Representative

6. 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.

Alderman Ann Petersen, FMPC Representative

7. *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.

Alderman Ann Petersen, FMPC Representative

8. 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.”

Alderman Ann Petersen, FMPC Representative

The Board previously considered annexation with a public hearing. A public meeting held as well. October Park is for 19 single family units. The Plan of Services describes what the developer will do to extend sewer, extend the streets, street improvements, connectivity and all of the things included with annexing to the City.

Requested zoning is SD-R 1.6, (1.6 units per acre) is a little higher than the neighboring areas, however those areas are on septic systems and this will be on sewer. It has transitional features with the larger lots around the perimeter that backs up against the neighboring area. Smaller lots in the interior. It is in keeping with the density of some of the area subdivisions. Recommended by the Planning Commission by a 7-0 vote.

Discussion:

- Alderman Martin asked if the landscaping is on the Development Plan and was told that it is. However, it will be in greater detail on the Site Plan. She wants to make sure there is enough landscaping to protect the residents already there as she's heard from those whose property backs up to this property.
- Catherine Powers related there are very clear regulations for landscaping and buffering. There will be a 50 ft. buffer around the perimeter, one small section has a 37 ft. buffer with a fence.
- Alderman Petersen noted there will be a berm on part of it because of a runoff problem that already exists, and that should be discussed. Concerned because neighbors on all sides have one-acre lots, and these lots are about half as big.
- Alderman Burger asked about sidewalks.
- Greg Gamble came forward and stated that as part of the Plan of Services, there is a requirement to construct sidewalks along neighborhood streets, along Ridgeway Drive, and along Murfreesboro Road to the beginning of the retaining wall.
- Alderman Skinner asked if there would be a solution to the gap in the sidewalk. Mr. Gamble replied that they haven't gotten to that level of detail and further investigation is needed.
- Alderman Blanton asked about open space requirements and Mr. Gamble explained in detail.
- Alderman Bransford asked about a traffic light, and was told that neither a traffic light or turn lane was warranted.

(Items 9 and 10 taken together)

9. *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. (First of Three Readings)
Alderman Ann Petersen, FMPC Representative

10. 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."
Alderman Ann Petersen, FMPC Representative

Ms. Powers noted the development was approved in 2013. It has come back to BOMA for consideration of rezoning for increased density and a Development Plan.

Discussion:

- Alderman Petersen asked that the flood plain and floodway be pointed out, and also asked about park dedication. Mr. Gamble said a greenway trail will be built by the developer along the entire length of the Harpeth, and that cost is significantly more than a dedication fee.
- The number of single family units increasing from 336 to 367. Most of the single family homes have 10-15 ft. setbacks with front loading garages and double garage doors.
- Mayor Moore asked if the change in density included anything for inclusionary housing. The information will be forwarded to the Mayor.

11. *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 "PUDs 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.

Alderman Ann Petersen, FMPC Representative

Ms. Powers asked that this item be deferred to the February 10, 2015 Work Session.

(Items 12 and 13 taken together)

12. 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.”
Alderman Ann Petersen, FMPC Representative
13. 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.”
Alderman Ann Petersen, FMPC Representative

Rezoning and Development Plan for assisted living and townhomes behind Williamson Square. A neighborhood meeting was held. Planning Commission recommendation by votes of 5-2 and 6-1. Staff recommends approval. Issues of berm, setbacks and front entry garages are contained in the Development Plan.

Discussion:

- Front loading garages.
 - Alderman Petersen asked to see a floor plan, and wondered if it is realistic to have a 20 ft. hallway to get to the living area. That is a concern as well as front loading garages.
 - Greg Gamble explained the plan is geared toward active adults in independent living with assisted living available. Handicapped access from the garage, 16 ft. garage, each unit 60 ft. depth. They met with homeowners in the neighborhood. Garage doors face the back of the church. There will be sidewalks to the assisted living facility. There will be a 57.5 ft. landscape buffer at the rear of the townhomes, one story, with the two story portion to the front. This arrangement is not appropriate everywhere in Franklin, but is unique with the church parking lot and is felt to be appropriate.
 - Alderman Burger asked if the staircase is wide enough to install a lift chair, should one be needed.
 - Mr. Gamble will see that the floor plans are sent to Ms. Powers to share with the Aldermen.
 - Alderman Burger asked that City staff take care of issues at the northwest corner drainage area. It is messy with erosion and water backs up into the back yards of adjoining properties.
 - Paul Holzen noted they are going to bring stormwater up to date.
 - Mr. Gamble said a request for access easement through the church parking lot is still under consideration.
 - Public Hearing on Resolution 2014-93 scheduled for February 24, 2015 BOMA meeting.
14. 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.”

Alderman Ann Petersen, FMPC Representative

Phase 2 of this project. The Modifications of Standards is a request to reduce the required parking provided to 2.2 spaces per unit. Staff recommends approval.

Discussion:

- A public hearing is required and is scheduled for the February 10, 2015 BOMA meeting.
 - Jason Bree and Scott Black of the Housing Authority, spoke to the need to expedite this process so federal funding is not lost and that the parking requested is more than adequate.
 - Alderman Blanton mentioned the number of specimen trees being lost, and was told that many of them are damaged and must come down.
15. *Consideration of RESOLUTION 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.

David Parker, City Engineer/CIP Executive

Eric Stuckey explained staff is in the midst of the design process for the water treatment plant upgrade and one of the components is this membrane filtration system. A pre-selection is needed for the rest of the design and for contractors that bid on the work. The system was deemed the best fit for this project. In addition to the City Engineer, the City Administrator and City Attorney must also authorize execution of the final purchase contract.

16. 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.

Paul Holzen, Engineering Director

This item is for the sanitary sewer extension that takes the McKay's Mill pump station offline. Preliminary design is complete and staff is getting appraisals on the properties. As always, the City will offer fair market value and work with the property owners to come to some type of agreement. Condemnation is used as a last resort to move forward with a project.

17. Consideration of RESOLUTION 2014-87, A Resolution to Adopt the Southwest Basins No. 2 & No. 3 Sanitary Sewer System Study of August 2014.

David Parker, City Engineer/CIP Executive

Paul Holzen, Engineering Director

Alderman Petersen commented that at some point this needs more discussion. Most of the properties are outside the City limits. What is projected for possible development and what timeframe.

Paul Holzen reviewed Southwest Basins No. 2 & No. 3 Sanitary Sewer System Study:

Southwest Basin No. 2:

- Southwestern sections of the City's UGB. Borders (roughly) Coleman Road to the North, Goose Creek Bypass to the east, Snowbird Hollow Road and West Harpeth River to the south, and Kelly Branch to the west.
- Approximately 2,045 acres
- 1,441 acres are undeveloped
- 197 existing lots
- Capacity to expand to 2,359 lots
- Fully developed basin anticipated population 6,486 residents
- Total peak flow projected 2.68 MGD
- Currently no gravity sewer

Southwest Basin No. 3:

- Southwestern sections of City's UGB. Borders (roughly) Snowbird Hollow Road to the north, Lewisburg Pike to the east, West Harpeth River to the south, and Hunter Road to the west.
- Approximately 2,092 acres
- 1,135 acres are undeveloped
- 231 existing lots
- Capacity to expand to 1,933 lots
- Fully developed basin anticipated population 5,316 residents
- Total peak flow projected 2.19 MGD
- Currently no gravity sewer

Three Options:

1. Force Main to Goose Creek Bypass with New 27" Line and 18" Extension, Gravity to Berry Farms & Five Mile Creek Interceptor at an overall cost of \$22,489,000.
2. Force Main to Goose Creek Bypass with New 24" Line and 24" Expansion, Gravity to Berry Farms & Five Mile Creek at an overall cost of \$21,733,000. Certain areas remain on septic because of hilltop overlays.
3. Force Main 16" to Berry Farms Gravity Sewer with some remaining on septic because of green areas and hilltops. Cost \$20,142,000.

The intent is to approve the resolution for Option 3. Resolution 2014-87 is just for the study

There was some discussion on payment for construction and it will mostly be developers building out. Most of the property is outside the City limits; however, most of it is in the service area for sewer, but not water. Alderman Petersen would like to consider a policy that people adding on to this would be the major contributors. Alderman Skinner would like to know if it would be cheaper to tie on to the Thompsons Station sewer. Mayor Moore pointed out these things would be for discussion way in future.

18. 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.

David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director

This item is for the sanitary sewer project. As always, the City will offer fair market value and work with the property owners to come to some type of agreement. Condemnation is used as a last resort to move forward with a project.

19. Consideration of RESOLUTION 2014-94, A Resolution to Fund the Final Design of McEwen Drive Phase IV Improvements (Cool Springs Boulevard to Wilson Pike).

Paul Holzen, Engineering Director

Mr. Stuckey said McEwen Phase IV is included in the capital investment program. Project cost of the design is \$713,000.

Paul Holzen related that in 2004 the Board funded a preliminary design for this road as a four-lane arterial. At that time traffic volumes were around 1,471 vehicles per day, and in 2013 vehicle traffic was 6,500 vehicles per day. It is thought to be substantially higher now, but a count has not been done. The resolution to fund capital projects approved in March 2014, allocated \$340,000 for the final design. However, this is much more complicated than initially thought. Staff feels it is appropriate to move ahead as four-lane roadway due to increased traffic, and at the time of evaluation, see if it would be better to construct as a two lane roadway. The estimated construction cost in mid-2012 was \$22 million for a two lane and \$26 million for a four lane. The design is 4-12' travel lanes separated by a 20' median, curb and gutter, storm drainage, street lights, ITS conduit, retaining walls, 12' bike/pedestrian path on the south side and no sidewalk on the north side.

Discussion:

- Alderman Burger commented that if a two lane roadway is built, then stop development in Cool Springs. Many cars from Rutherford and other counties come through the area every day for work.
- Vice Mayor Barnhill agreed that a four lane is needed.
- Alderman Petersen compared this to the two lanes on Mack Hatcher from Highway 96 to Lewisburg Pike with about 20,000 vehicles. Put this in context.

20. 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 Boulevard and Windcross Court in the Amount of \$156,761.18.

David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director

Traffic light for Artessa as agreed upon with a 50/50 split of the cost, which is a little less than predicted.

21. Consideration of Right-of-Way Use Agreement (COF Contract No. 2014-0297) with Windstream KDL, Inc.

David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director

No questions or comments.

22. *Consideration of Contract Award to Lifesigns/The Prevention Group of Brentwood, Tennessee 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).

Rocky Garzarek, Fire Chief

Will address at the January 27, 2015 meeting.

23. 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 Budgeting in 110-83530-42200 for Fiscal Year 2015; Contract No. 2014-0346).

Rocky Garzarek, Fire Chief

No questions or comments.

24. Acknowledge Report of Emergency Purchase of Products and Services to Establish a Replacement Temporary Fire Station No. 7 for the Fire Department.

Rocky Garzarek, Fire Chief

Brad Wilson, Facilities Project Manager

Mr. Stuckey noted this item is different than anticipated due to the fact the costs to do this project under a general contractor came back higher than projected. To streamline costs the City will serve as contractor under the supervision of Brad Wilson. The preliminary working budget is approximately \$150,000. Therefore, instead of approval for emergency purchase, the request is to grant the City Administrator authority to authorize to purchase one mobile home, which is over the dollar amount for his authority, so it can be ordered, and for the City Administrator to execute the various aspects of the temporary fire station project within the budget designated. A more detailed report will be presented January 27th. There is a \$25,000 contingency as well. An Interlocal Agreement with Williamson County for use of that property will be done.

25. 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.

Eric Stuckey, City Administrator

Vernon Gerth, ACA Economic/Community Dev.

The City originally secured property on the west side of I-65 for Fire Hall #7, but decided it was more advantageous to locate the Station on the east side of I-65. The City negotiated with the County for a piece of property at the AG Center. Therefore, the original property is no longer needed. An arrangement has been worked out with the developer toward the sale of that parcel along with an adjoining parcel for a development opportunity. Should this come to fruition, the City's pro-rated share of that land sale will become a contribution to the construction of Fire Station #7.

26. 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)

Becky Caldwell, SES Director

Brad Wilson, Facilities Project Manager

Staff would like to reject bid and initiate another bidding process.

27. Consideration of a Request by the Franklin Housing Authority for a Commitment of an Allocation in the FY 2016 Budget to Offset 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.

Eric Stuckey, City Administrator

Vernon Gerth, ACA Economic/Community Dev.

Derwin Jackson and Doug Johns of the Housing Authority were present to discuss the Housing Authority's request for an increase in their allocation from the City to offset a portion of the sanitary sewer and water development fees for Phase II of the Reddick Redevelopment Project.

Vernon Gerth said the current budget appropriates and the Franklin Housing Authority receives \$8,060. In our ordinance some of the development fees such as Road Impact Fees and Facilities Taxes are applicable to a governmental entity. The Housing Authority is building public housing and lower cost housing with tax credits, and we are applying those public waivers to public housing. Back in the 1960s, when this was first developed, the City allowed master meters. Due to problems associated with master meters, they are no longer allowed. Our study for assessing development fees for sanitary sewer and water is based on extending services to meters in each building it serves.

The Authority asks to allow sanitary sewer and water fees to be calculated on one, 3" master meter. Master meters had been approved and installed to serve the existing properties when originally developed in the 1960s. The FHA agrees to extend service lines and separate water meters to the individual buildings to comply with current City design standards. The FHA agrees to incur the cost of approximately \$127,000 for street and sewer work. The FHA acknowledges it will receive \$50,000 in CDBG funds to assist with these costs. Based on the one, 3" water meter to serve Phase II, the FHA will incur the cost of approximately \$179,250 for water and sanitary sewer development fees associated with the master meter plus the additional costs associated with extending service lines and water meters to individual buildings.

Discussion ensued. Mr. Stuckey said options of how this can be done will be brought back next meeting. Mr. Gerth will draft a resolution.

28. Assessment of Two City of Franklin Cemeteries.

Lisa Clayton, Parks Director

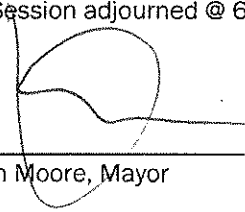
The Board was asked to accept this report. It was noted there are items that highlight the needs. The assessment examined five major areas.

Other Business

None

Adjournment

Work Session adjourned @ 6:50 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 1/26/2015 3:40 PM