
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, FEBRUARY 26, 2019 – 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 Scott Speedy	P

Department Directors/Staff

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

Eric Stuckey had three announcements:

- New microphones are in place for each Alderman, the Mayor, the City Administrator and around the rest of the table for staff and others who come forward to speak. He explained one must push a button to activate the mic when speaking. Additional speakers have been installed as well.
- Item 16 on the agenda will be taken after Item 1.
- The City was notified that CSX will close the railroad crossing on Liberty Pike near The Factory on Thursday, February 28 and Friday March 1 for repairs.

Citizen Comments

Non-Agenda Item Regarding Retiree Pay Dates during the transition of pension administrative services from the City to TCRS:

- Tim Taylor, retired Police Lt., on behalf of 220 retirees, said some decisions made by the Board were egregious and not in the best interest of the retirees. He met with the Mayor and City Administrator about retirees going through two six-week periods with two pays when there are usually three pays during that period. This was a hardship for people on fixed incomes. They were advised the City saved money for the pension fund by switching to TCRS. He thinks the \$425,000 savings was taken from the retirees. His hope is that the Board will reconsider the decision.
- Larry Barnes, 2137 Osburn Road, retired police officer, asked: Does the money in the account belong to the retirees or the City? Why were employees not asked for input? Who set the pay date at the end of the month, the City or the State? How to account for pay lost in those days? How much did the City save by this changeover? He feels like there is money missing.
- Harry Reed, 1112 Allison Road, Eagleville, said toward the end of the year he spoke to the Mayor about changes made from 60 days to 45 days between checks. He believes the retirees were shorted a check. He and others got behind on bills and will never catch up and some had to borrow money or take from savings. He was told this is what the Board approved.

- Richard Verbosky, 4817 Bethesda Duplex Road, College Grove, TN, spoke about integrity being actions and words in harmony. If you make a mistake own it. Take action and go on.
- Kevin Teague, Cross Keys Road, asked if there were other viable options that weren't considered, such as make-up pay for the 45 days or to issue an extra check. The money would be out of the pension fund but do the right thing. There was no input from any retirees. This was done by the Pension Committee. He can't understand why retirees aren't represented on the Pension Committee. This is not fair to retirees.
- ▶ Eric Stuckey explained why the pension was moved two years ago from a City run pension to TCRS. The pension plan that was in effect at that time is closed. TCRS manages the bulk of investments.
 - Differences between the City plan and TCRS: TCRS pays at the end of the month and the City paid at the first of the month. TCRS advised their schedule could not be adjusted.
 - Retirees were paid 12 times for the year 2018.
 - Starting in September 2018, letters were sent to retirees as well as magnets to make sure they were aware the change was coming.
 - A 13th paycheck was brought up.
 - The Pension Fund is comprised of money the City has contributed to the fund over the years.
 - The Board recognized it created a hardship in making the transition and tried to make it as smooth as possible.
 - The City can save around \$500,000 per year in fees, etc. with TCRS management.
 - TCRS has high-level management. It is one of the best state funds in the country
- ▶ Alderman McLendon asked what a one-time catch-up payment would be if the Board chose to do that. Twelve payments in 12 months is what was done, yet the retirees feel shorted.
- ▶ Mr. Stuckey said the approximate cost of \$440,000 would be absorbed by the Pension Fund. It would not be a special check, it would be done as an increase in the next payment.
- ▶ Dialog between Mr. Stuckey and Alderman McLendon continued regarding meeting goals to keep the fund at around 90%. How would the fiduciary explain this wasn't a windfall?
- ▶ Alderman McLendon is willing to consider a one-time double payment despite telling the retirees this was going to happen.
- ▶ Mayor Moore suggested the Board be given additional documentation before making any decision.

Vice Mayor Barnhill, chair of the Pension Committee, thought a plan amendment would be necessary, and the actuary would have to be involved as well. The committee spent several months on this. There is a lot more involved than just adding money. The Pension Committee is a public meeting. Anyone can attend. Their next meeting is March 4, 2019 @ 1:00 p.m.

This item will be addressed at a future Work Session.

WORK SESSION DISCUSSION ITEMS

1. 19-0109 Discussion of Possible Incentive Program for Development of New Affordable and Workforce Housing as Recommended by the Housing Commission.

Tom Marsh, Interim Director BNS

Kathleen Sauseda, Housing Development Coordinator

Comments:

- Matt Largen, 3037 Oxford Glen Dr., President Williamson, Inc.: Commented on the importance of attainable housing. He urged the Board to look seriously at this proposal.
- Scott Black, 117 Bromley, Chairman Franklin Housing Authority: Provided materials and mentioned Statute 13-2101. Partner with FHA per state law.
- Kevin Mills, 620 Eastview Circle: His family has lived in Franklin three years and they love it. He described his family as a struggling middle-class family. His three children love their schools. It is hard to live in Franklin because of high housing costs. The people building and maintaining the community can hardly afford to live here.

Tom Marsh introduced Elizabeth Wanczak, Chair and John Besser, Past Chair of the Housing Commission who presented the proposed Incentive Program:

The Housing Commission recommends that the Municipal Code, Title 21, be amended to include an additional incentive program applicable to the development of new affordable housing.

Task assigned to the Housing Commission by BOMA

- ▶ Affordable housing would make it possible for employees to live closer to work and would reduce vehicle miles traveled.
- ▶ Several employers expressed difficulty in filling vacant positions because applicants cannot afford to live within a reasonable commute
- ▶ Envision Franklin encourages a range of housing options and price points to support both employees and the local economy

Barriers to Affordable Housing

- ▶ Development Impact Fees, particularly the Road and Parkland Impact Fees, have been identified as barriers to construction of homes at lower price points. Fees for one single family home are approximately \$13,000.00.

Affordable Housing Defined

- ▶ Median Income \$68,688
- ▶ Income Limit \$54,950 (80% of Median Income)
- ▶ Price of Home \$239,194
- ▶ Median price for a house in Franklin is \$484,013.

Proposed Incentive Program

- ▶ Appropriate resources from the General Fund to pay Road and Parkland Impact Fees that would be applicable to construction of new housing units to support a diverse employee base.
- ▶ Specifically, the incentive would be available to non-profit or for-profit developers who construct new homes priced up to \$248,000

Suggested minimum criteria:

- ▶ Any project presented for consideration must have a completion timeline
- ▶ Every home will be deed restricted for a period to be determined.

Financial Impact

- ▶ The Housing Commission recommends the Board appropriate an initial \$1 Million from the General Fund for the proposed program. This amount would pay the Road and Parkland Impact Fees for up to 78 single family homes.
- ▶ The appropriation would be determined through the budget process each year.

Discussion:

- ▶ Would rental units would be included as an option?
- ▶ Deed restriction should be discussed since it is complicated.
- ▶ Additional information was requested to study how this might apply to rental, ownership, etc.
- ▶ The City has limitations because inclusionary housing is forbidden by state law.

★ Item 16 addressed before Item 2

2. 19-0182 **Consideration of Event permit for the Great Americana BBQ Festival sponsored by the Franklin Noon Rotary Club on August 23-24, 2019.**

Lisa Clayton, Parks Director

No questions or comments

3. 19-0183 **Consideration of Event Permit for Eat the Street in Downtown Franklin on May 3, 2019.**

Deb Faulkner, Police Chief

No questions or comments

4. 19-0184 **Consideration of Event Permit for Westhaven 5K Memory Run benefitting the Alzheimer's Association in Westhaven on May 4, 2019.**

Deb Faulkner, Police Chief

No questions or comments

5. 19-0206 **Consideration of Liquor License for Cool Springs Wine and Spirits (Owners Bret Moore, Winston C. (Del) Hickman, Dean Taylor, and Joe Goodman, Managing Agent), 1935 Mallory Lane, Franklin, TN 37067.**

Lanaii Benne, Assistant City Recorder

Aldermen McLendon and Speedy advised they would abstain when this is voted upon because of association with persons affiliated with this business.

6. 19-0038 **Proposed Revisions & Updates to Franklin Forward: The City of Franklin's Strategic Plan.**

Michael Walters Young, Budget & Analytics Manager

Item deferred to March 12, 2019.

7. 19-0177 **Consideration of Resolution 2019-12, an Initial Resolution authorizing the City to Issue General Obligation Bonds in an Amount Not-to-Exceed \$34,500,000.**

Kristine Tallent, Assistant City Administrator/CFO

2019 New Money Projects – 80% are road related:

▶ Franklin Road	\$15,330,000
▶ McEwen 4 & 5	9,950,000
▶ Major Road Resurfacing	2,725,000
▶ Fire Apparatus	2,360,000
▶ Police Vehicles	2,000,000
▶ Sanitation Facility Improvements	1,650,000
▶ Estimated Costs of Issuance	485,000

8. 19-0179 **Consideration of Resolution 2019-13, a Resolution to Issue General Obligation Improvement and Refunding Bonds in an Amount Not-to-Exceed \$61,500,000.**

Kristine Tallent, Assistant City Administrator/CFO

The refinancing fixed rate is 3.044%. Staff recommends approval of the bond resolution as prepared by the City's bond counsel.

9. 19-0050 **Discussion of Sanitation and Environmental Services (SES) Cost of Service Study and Operations Refinements.**

Jack Tucker, SES Director

Mark Hilty, Assistant City Administrator/Public Works

Nate Ridley, Assistant Director SES

Implementation Components: Discontinue Commercial Dumpster business and offer Commercial Roll-Out Carts; discontinue use of blue bags and change to recycling carts.

Three scenarios:

- ♦ Baseline Operations (FY2018 Actual)
- ♦ Sustainable Fleet
- ♦ Modified Operations

Modified Operations Scenario:

- ♦ Automated collection of curbside recycling assumes 64-gallon cart with one-time setup fee. \$40-\$45 charge for automated curbside. Expect to gain recycling customers.
- ♦ Commercial roll out carts. Eliminate dumpster with 90-day notification.

10. 19-0185 **Consideration of Ordinance 2019-01, an Ordinance to Amend Title 17-Municipal Solid Waste Disposal, for the Purpose of Providing Adequate Time for Transfer Station Customers to pay Bills Before Due Date.**

Jack Tucker, SES Director

Mark Hilty, Assistant City Administrator/Public Works

Amendment strikes sentence in Section I: 17-114 Billing for transfer station tipping fees: (1) Strike "The amount billed is due on the 15th of the month following the service month". To read "Transfer station bills must be paid in full on or before the due date shown thereon to avoid an added penalty of 10 percent."

11. 19-0023 **Consideration of Road Impact Fee Offset Agreement for Avalon Square PUD Subdivision (COF Contract 2019-0003) with Parks Development Group, LLC.**

Paul Holzen, Engineering Director

Clarification: Recommend approval for three of the improvements. 1) Partial closure of median at Cool Springs Boulevard and Highbury Rise 2) Partial closure of median at East McEwen Drive and the Project Access 3) Full median closure at East McEwen Drive and the Project. Five other offsets requested were not approved.

12. 19-0099 ★**Road Impact Fee Agreement with Clayton Properties Group, Inc., a Tennessee Corporation (COF 2019-0031) for the Reese Farm PUD Subdivision.**

Paul Holzen, Engineering Director

Staff recommends approval of Right-of-Way Dedication on a collector road.

13. 19-0125 ★**Consideration of COF Contract 2019-0007, Parkland Impact Fee and Greenway Trail System Construction Agreement Between the City of Franklin and Clayton Properties Group, Inc. for the Property Known as The Fields at Reese Farms.**

Lisa Clayton, Parks Director

These are the first parkland impact fees. The development will have 68 attached townhome lots and 64 single-family lots on approximately 44 acres. One amendment; Goodall Homes dedicating a plat for Right-of-Way dedicating the trail.

Total Parkland Impact Fee for 132 Units @ \$4,304/unit \$ 568,128.00

Eligible amount of offset based on 75% of total PIF \$ 426,096.00

Quadrant 2: 25% designated for Community Type Parks \$ 142,032.00

14. 19-0140 ★**Consideration of a Professional Services Agreement (COF Contract 2019-0047) with C&T Engineering and Inspection, LLC, for Construction Administration Services for the East McEwen Drive Roundabout Improvements in an Amount Not-to-Exceed \$94,880.00.**

Paul Holzen, Engineering Director

No questions or comments

15. 19-0193 **Consideration of a Request to Waive Title 18 for 107 Chester Stevens Court (Map 079M, Parcel 00400); 111 Chester Stevens Court (Map 079M, Parcel 00500); and 115 Chester Stevens Court Map (079M, Parcel 00600) for the Associated Impact Fees Related to Sewer Connections.**

Michelle Hatcher, Water Management Director

Private property owners paid to tie into public system and further request waiver for certain other fees.

Staff could work with the applicants to recapture some costs because of others downstream who could tie on. If the impact fees were waived for the three property owners, it would be \$4,019 per property owner and \$12,057 total for the three properties. The owners have already paid a significant amount of money, having done the installation themselves (those fees waived).

Staff recommends denial of this waiver. Impact fees are in part used to recapture costs associated with the construction of transmission and treatment capacity. Although the property owners have paid for the local collection system, the work doesn't offset the purpose of the impact fees for the broader system and the treatment facility.

★ Item 16 addressed after Item 1

16. 19-0161 **Discussion Regarding an Interlocal Agreement with Williamson County, The City of Franklin, and The Franklin Special School District to Redistribute a Portion of the Half of the One-Half Percent Sales and Use Tax Increase that is Not Allocated for Schools.**

Eric Stuckey, City Administrator

Alderman Martin asked that the Board reconsider the distribution of the new half-cent sales tax, 3-year distribution – not allocated for schools, to include the Franklin Special School District.

The FSSD daily attendance is about 8% when applied to the City portion equals \$1.8 million over the three-year period. The City and County would contribute to include FSSD on a 50/50 basis. Mr. Stuckey recommended the City pull the funds from the County Facilities Tax and

allocate about \$300,000 per year for three years. The County Commission will be voting on this proposed agreement March 11.

- ☛ County Commission Brian Beathard, 704 Fair Street: The proposed agreement hasn't gone through all the committees yet. The Commission will vote one day before the March 5th BOMA meeting. FSSD does get funds from the State. Six County Commissioners overlap FSSD and it is likely that is why citizens voted for the tax, only to later learn that FSSD was left out.
- ▶ Aldermen Bransford, Martin, and Blanton said they support this agreement.
- ▶ Vice Mayor Barnhill said it would be a tough sale to Nolensville, Burwood, and other communities. If the Commissioners don't support this, then it won't matter if BOMA supports it.
- ▶ Alderman Speedy: Supports the agreement. When he voted against the first agreement with the time extension, he was not voting against the FSSD.
- ▶ Alderman McLendon asked how this is any different except it is less money than the agreement that was turned down. It was clear in his mind that everything the City was doing was split and he supported both school systems getting the money. The FSSD projects are in our CIP and he voted to put them at the top of the list. Remember our fiduciary duty to our taxpayers.
- ☛ Brandi McCutcham, 503 Brayton Circle: There is confusion on why the money is not going to schools in in the City.
- ☛ Cindy Scarce, 308 Richmond Drive: She volunteers at Freedom Middle School and is the PTO Chair. Parents are asked for money for many things. The schools are adequately funded, but it is not enough. Even parents with children on the free meal program are asked for money and school items. She voted for this and it isn't happening.

Mayor Moore recognized Dr. Snowden, FSSD Superintendent of Schools and School Board members who were present.

★ Item 2 addressed next

17. 18-1273 **Consideration of COF Contract 2018-0270, Cumberland River Compact Partnership Agreement.**

**Mark Hilty, Assistant City
Administrator/Public Works**

Deferred to March 26, 2019 Work Session.

18. 19-0129 **Consideration of Resolution 2017-73, "A Resolution to Amend the Franklin Police Department Wrecker Service Policy and Agreement.**

**Deb Faulkner, Police Chief
Shauna Billingsley, City Attorney**

Deferred to March 26, 2019 Work Session

Other Business

None

Adjournment

Work Session adjourned @ 7:15 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 4/23/2019