

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MAY 9, 2017 – 5:00 P.M.**

Board Members

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Becky Caldwell, SES Director	A
Vernon Gerth, ACA Community/Economic Dev.	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Interim Water Management Dir.	P
Kristine Tallent, ACA/CFO	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Dir.	A
Deb Faulkner, Police Chief	P	Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS 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

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

1. **17-0377 Consideration of Event Permit for Porchfest sponsored by the Westhaven Foundation on June 17, 2017 in Westhaven.**

Deb Falkner, Police Chief

No questions or comments

2. **17-0378 Consideration of Event Permit for the Great Americana BBQ Festival sponsored by the Franklin Noon Rotary Club on August 26, 2017.**

Lisa Clayton, Parks Director

No questions or comments

3. **17-0356 Quarterly Development Activity Summary and Overview of Inspection Services Analysis.**

Eric Stuckey, City Administrator
Vernon Gerth, ACA C&ED
Lynn Osland, Development Services Operations Analyst

Vernon Gerth explained staff has been researching to see if the City is meeting the demands of different development services in today's workplace environment and construction activity. Some companies are having trouble finding qualified employees. The number of reinspections is growing.

City inspectors take pride in same day inspections. Lynn Osland collected data on land management and construction management on INFOR.

Ms. Osland presented an Inspection Services Analysis Report. The Data reflects Pass Rates of Companies with 100 or more Inspections Completed per Year: April 1, 2016 – April 1, 2017:

	Plumbing	Electrical	Mechanical	Building	All Inspections	Reinspections Required
<u>#Inspections</u>						
Residential	5053	4598	4277	5162	19,090	5752
Non-residential	256	2456	n/a	513	3225	1039
<u>Average % Inspections Passed</u>						
Residential	73.03%	76.88%	65.37%	64.26%	69.87%	30.13%
Non-residential	61.72%	73.21%	n/a	44.83%	67.78%	32.22%
<u>Range-Pass Rate</u>						
Residential	57.40%-91.83%	58.95%-94.78%	46.62%-76.99%	48.00%-81.31%	46.62%-94.78%	
Non-residential	51.02%-76.15%	45.69%-86.54%	n/a	38.02%-54.62%	38.02%-86.54%	
<u>#Companies with Inspection Pass Rate over 80%</u>	2 of 12	6 of 15	None	1 of 16	9 of 52	

They are in the process of seeing if inspectors are consistent and are meeting with contractors to get their feedback. Consideration is being given to increasing reinspection fees. When a contractor fails four inspections for the same work they need to come in and meet with the team to understand what is needed. Perhaps tier permit fees should be increased for those who need more inspections. It is all about education. The model used for years is not working. Pride in workmanship is declining it is evident in the work for reinspections. The City is doing a service very efficiently and want people who are using the services to be efficient as well.

Discussion:

- Alderman Martin: Are the same inspectors going to the same jobs? There has been no consistency in the past.
- Mr. Gerth responded yes, and there are incentives for inspectors to be trained in multiple disciplines. Some reinspections are caused between general contractors and sub-contractors. More data and suggestions are forthcoming.
- Alderman Barnhill: Not sure how a tier structure would work
- Alderman Blanton: Doesn't like the one size fits all, and not having same fee rate for everyone doesn't seem fair.
- Alderman Skinner: Are reinspections because of unfinished work or because of mistakes. He wants data collected. If quality of work is the reason, that is not good. Reinspection fees have to be paid in person and not on line. Some penalties need to be in place.
- Alderman Martin: Speaking to contractors in the audience, slow down and concentrate on one at a time rather than spread yourself around the City. It would cut out some of the inspections.
- Mayor Moore: As discussed previously, Franklin is a hard place to work and build and do business. Staff has been working on quality control and there have been many meetings to find the obstacles. One Stop permitting has helped. We appreciate the people who invest in our community and want to make sure we are doing our part.
- Mr. Stuckey: Last year over 70% were able to come to One Stop. The focus is on service and response. Working with contractors to be quality focused on getting it right the first time.
- Alderman Petersen: Asked Ms. Osland about the big drop in Stormwater fees. Ms. Osland will follow up.

4. 17-0398 ★ **Consideration of RESOLUTION 2017-31, a Resolution Authorizing the City Administrator to Enter Into Contracts for Emergency Investigation and Repair Activities Related to the Harpeth River Interceptors.**

(ITEMS 4 & 5 TAKEN
TOGETHER)

5. 17-0400 ★ **Consideration of Amendment to City of Franklin Contract 2016-316 with Hazen & Sawyer for Assessment of the Harpeth River Interceptor.**

Mark Hilty, ACA Public Works

Michelle Hatcher, Interim Water Management Director

- Eric Stuckey gave background information on the interceptor sewer failures and emergency repairs on this line along the Harpeth River that runs from Pinkerton Park up to the Water Treatment Plant. There is now concern about the entire run of the line. The fiberglass pipes are being replaced with better material to lengthen the life of the pipes. Chestnut Bend was affected by the failure two weeks ago. Item 4 is to authorize further work if there are additional weak areas in the line.
- Item 5, the second resolution, authorizes an amendment to the agreement with Hazen & Sawyer to do what needs to be done. Staff met with Chestnut Bend representatives and spoke with the president of the Chestnut Bend HOA today to work out details of the existing failure and the potential failure closer to the plant.
- Mark Hilty noted the final report has not been received. The evaluation will be expanded through the rest of the network. The same material was used in 25,000 linear feet of pipe. Spot repairs done over the years can be reevaluated.
- Alderman McLendon: When he learned of the most recent break he suggested this be treated like a lawsuit and to start gathering facts, evidentiary issues, send letters to retrieve and retain documentation. Ask staff to go ahead and order equipment needed to be proactive for the most critical points in the line. Three occurrences on the same line is a problem. He credits staff for coming forward with this. It is disappointing to be in this situation.
- Mr. Stuckey responded that staff have taken steps with documentation.
- Mr. Hilty: Staff wants to look at river crossings where the same material was used by the same contractor, with a different crew.

Citizen Comments:

- Greg Young, attorney for the Chestnut Bend HOA, said they appreciate the efforts put forth by the City. It was a positive and productive meeting.
- Thom Ellis, Chestnut Bend HOA president: He understands the recent emergency occurred 400 ft. beyond the repair replacing 60 ft. to the river. He spoke of emergency versus non-emergency funding and said he would be concerned if other parts of the pipe weren't researched.

Response:

- Mark Hilty: Anticipate more information by using more technical equipment. Evaluate what is in the ground in more detail then do the right repair. There may be a range of different options.
- Mr. Stuckey: The City is focusing on repair long-term, not a patch job, and the City wants to respond quickly.

6. 17-0401 **Discussion of Proposed Terms for Parkland Acquisition Between the City of Franklin and Crescent Lockwood, LLC.**

Lisa Clayton, Parks Director

Eric Stuckey related a contract agreement would come later. This property is immediately north of the 180 acres the City already owns and is approximately 77 acres. Payment of the \$1.5 million for the property would extend over three years of equal payments. This property is ideal for the new southeast park and it includes Robinson Lake.

Lisa Clayton and her team are moving ahead with plans for a southeast park on the 188 acres and with the inclusion of these 77 acres. The 77 acres will be a passive park with playgrounds across the river from the athletic grounds. Basically, like a Pinkerton Park and a Jim Warren Park. Staff is working on a master plan that includes a multiuse trail around lake.

Discussion:

- Currently, there is no access off South Carothers, but with the master plan and as the project progresses, there will be ingress and egress.
- It should be understood it is a park for everyone in the City.
- Will see if the entire park can be done for \$13.2 million. The park will be built in phases.
- The first \$500,000 payment will be In Lieu of Parkland money.

7. 17-0311 ★Consideration of ORDINANCE 2017-11, To Be Entitled: “An Ordinance to Rezone 0.42 Acres from Detached Residential 3 (R-3) District To Specific Development – Residential (SD-R 4.7) District for John B. McEwen Addition PUD Subdivision, for the Property Located at 1226 Adams Street.” Establishing a Public Hearing for June 13, 2017.

(Items 7 & 8 Taken Together)

8. 17-0313 Consideration of RESOLUTION 2017-21, To Be Entitled: “A Resolution Approving A Development Plan for the John B. McEwen Addition PUD Subdivision, for the Property Located at 1226 Adams Street.” Establishing a Public Hearing for June 13, 2017.

Alderman Ann Petersen, FMPC Representative

Josh King, Senior Planner

Brad Baumgartner, Senior Planner

The Rezoning is to break the lot in half with the existing historic home to remain. The two lots will share a driveway.

9. 17-0316 ★Consideration of ORDINANCE 2017-08, To Be Entitled: “An Ordinance To Amend Chapter 5 of the Zoning Ordinance of the City of Franklin, Tennessee, In Order to Amend the Building Design Standards To Remove the Requirement Pertaining to the Maximum Length of Attached Residential Buildings.” Establishing a Public Hearing for June 13, 2017.

Alderman Ann Petersen, FMPC Representative

Josh King, Senior Planner

The restriction that “the maximum length of any attached residential building, regardless of the quantity of dwellings, shall be 200 feet” was removed. The FMPC and staff recommend removal of the statement.

10. 17-0348 Consideration of RESOLUTION 2017-18, To Be Entitled: “A Resolution Approving a Revised Development Plan for Riverbluff PUD Subdivision for the Property Located East of Lewisburg Pike and North of Holly Hill Drive.” Establishing a Public Hearing for June 13, 2017.

Alderman Ann Petersen, FMPC Representative

Emily Hunter, Planning & Sustainability Director

Amy Diaz-Barriga, Planning Supervisor

Josh King, Senior Planner

Complies with Envision Franklin.

**11. 17-0374 Discussion Concerning a Traffic Signal Master Plan and Current Road Impact Fee Policies.
Paul Holzen, Engineering Director**

A Traffic Signal Master Plan will help make development more predictable and can be used as a long-range planning tool as infrastructure is built around the City. The City currently operates approximately 118 traffic signals. Utilizing our current Land Use Plan, and the Comprehensive Transportation Network Plan, staff estimates that the number of traffic signals will one day increase by 52. The proposed traffic signals are generally located on arterial and collector roadways. The Plan would give the City the tools necessary to ensure that all developers are paying their proportionate share of infrastructure costs.

12. 17-0405 ★Consideration of a Request for Water Availability Approval for 1708 Berrys Chapel Road (038-0304).

Paul Holzen, Engineering Director

This is a simple request for two SFUEs through two ¾” domestic water meters. The property is located outside of the City’s limits and UGB but within the City’s water service area.

Adjournment

Work Session adjourned @ 6:14 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator’s Office - updated 10/24/2017 10:50 AM