

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, DECEMBER 9, 2014 – 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	
Vernon Gerth, ACA Community/Economic Dev.		Shirley Harmon, Human Resources Director	
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	
Rocky Garzarek, Fire Chief		Joe York, Streets Director	
Deb Faulkner, Police Chief		Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director		Linda Fulwider, Board Recording Secretary	
Becky Caldwell, SES Director			

Call to Order

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

Citizen Comments

Vice Mayor Barnhill spoke on behalf of residents living on Eleventh Avenue between Natchez and West Main: The sidewalk and pavement issue in that section has not been resolved and they asked to make that known.

WORK SESSION DISCUSSION ITEMS

1. Consideration of Event Permit for WillPower 5K on April 11, 2015 in Downtown Franklin.
Deb Faulkner, Police Chief

No questions or comments.

2. Discussion of Peer Cities Analysis for Financial Comparisons.

Russ Truell, ACA Finance & Administration

Eric Stuckey noted the Board discussed this briefly at the last meeting and at the Budget & Finance Committee as well. Key financial policies were adopted five years ago, and it's time for review. Key components include benchmarks. Cities with AAA ratings and significant growth are being chosen for comparison in regard to how bond rating agencies look at communities on bond indebtedness and overall structure. PFM has identified a number of cities as candidates. Russ Truell provided an initial list of cities recommended by PFM with staff recommendations as well.

Staff would like to limit the list to cities that are not too big or too small. For the most part, they concur with the PFM recommendations: 10 cities plus the two Tennessee cities on the list. Germantown may no longer be comparable to Franklin; however, it is still on the list because they are rated AAA. Staff sees two PFM recommended cities as problematic; Chandler, Arizona and Mason, Ohio, and recommend substituting Carmel, Indiana (AA) and Pearland, Texas. They also recommend five more cities to PFM, Bellevue,

Washington, Dublin, Ohio, Castle Rock, Colorado, Natick, Massachusetts, and Olathe, Kansas, making a total of 10 cities, including the two in Tennessee, and three alternates.

Discussion:

- Alderman McLendon asked the point of finding the hypothetical mirror-image cities? Statistics are relevant, but he would add; does it run a full service water/wastewater facility and have full service fire, police, trash, etc. Finally, let's be honest, there's not a Democrat in this County that has been elected to anything in years. That matters. If the constituency of one of these peers is decidedly Democratic, they may have fundamentally different demands or expectations or constituencies to serve. He didn't know how that would be measured, but if this is to be used as guidance, it is worth knowing.
- Mr. Stuckey responded that the rating agencies provide some broad numbers in terms of medians and measures of AAA cities which are helpful. We define the ones most like us in terms of growth pressures and demands that growth puts on a city. Rating agencies look at that as well. He thought Alderman McLendon brought up important points, he agrees that full service cities are a better comparison because of the demands placed on such a city. It is harder to measure, but that can be part of what we can look at in each of the communities. It is about the ability to complete projects that need to be done to support the community.
- Mr. Truell added that we don't know which of the cities have school systems involved and that's why we have to dive deeper into this. We didn't look at the level of debt because Moody's report overlapping debt as well as city debt. Looking at cities that are affluent and close to capital cities.
- Mr. Stuckey added an employment base is significant. The unique thing about Franklin is that it is a regional employment center and is not a bedroom community.
- Alderman Bransford would like to know if those cities have public transportation systems. We want to look at the best, but we don't want to be exactly like one of these cities. The median home value will be important.
- Vice Mayor Barnhill liked the different parameters expressed. If we used all these parameters, does that eliminate the two AAA bond rated cities in Tennessee?
- Mr. Stuckey said we need to keep Brentwood because of the proximity even though they don't have full range of services.
- Alderman Petersen thought it was vital to not include cities that operate school systems, because if they do, there is much more money involved and it is completely different. Cary, North Carolina has a population of 145,000, and she wondered about that even though there are some other similarities that are important. Two other cities came up on the parks master plan, Westerville, Ohio, which looks very similar to Franklin, is AAA and close to Columbus, Ohio: Roswell, Georgia, which is close to Atlanta and is AAA. There are some similarities. Cities with populations of 30,000-35,000 would be hard to compare with Franklin.
- Mr. Truell said the smaller cities were left on the list to offset Cary, North Carolina, and the larger cities. There will be an average come out of this. The goal at the end is to know the Moody's medians and to know what the medians are for this group of cities that at least have a preponderance of things in common with Franklin.
- Alderman Burger said Roswell has similar aspects and abilities and is comparable. What about Charlotte, NC?
- Mr. Stuckey said this is about their financial standing, how they are structured, and how they get done what needs to be done in a growing community while maintaining the highest credit rating possible. This is what will give us benchmarks. As the City moves forward and takes on projects or looks at options, we want to make sure we are not over-extending ourselves beyond what other AAAs are doing: That's what rating agencies look at.
- Alderman Burger suggested Irvine, California, since the Wall Street Journal rated them best run small city in the US. Mr. Truell responded that California cities were eliminated because of bankruptcies, etc. Going with stable states.

- Alderman Bransford asked if any retirement cities were considered. Mr. Truell answered that it might be a good idea to include one.

Staff will work with this list and the suggestions made by the aldermen.

3. Consideration of Amendment No. 1 (COF Contract No. 2014-0051) to the Agreement for Goose Creek Sanitary Sewer Extension from West of I-65 to East of I-65.

David Parker, City Engineer/CIP Executive

Paul Holzen, Engineering Director

Eric Stuckey noted this is to extend sewer across the interstate to the east and serve the truck stop (they agreed to fund portion of the project). This amendment allows them to recapture some of their funds. The amount to recoup capped at \$84,000.

4. Consideration of a Professional Services Agreement with AMEC Environment & Infrastructure, Inc., Contract No. 2014-0306, for the Stormwater Best Management Practices (BMP) Manual Update, Water Quality Calculation Tool Update and Design Detail Development.

Paul Holzen, Engineering Director

Mr. Stuckey said these services are to help with the update. Mr. Parker added that this is the first update and periodic updates will follow.

5. Consideration of a Utility Relocation Agreement (COF Contract 2014-0308) for the Century Court and Beasley Drive Connector Project with Middle Tennessee Electric Membership Corporation.

Paul Holzen, Engineering Director

Delays due to interaction of where the utilities need to be. The cost is more than first anticipated. Rather than the estimated \$20,000, the cost will be closer to \$64,000. Higher cost is not due to the extended wait, rather the location of the utilities.

6. Consideration of Change Order No. 5 (Final Change Order) to the Construction Contract for the Third Avenue North Extension Project (Bicentennial Park Phase I) (COF Contract No. 2012-0089) for a Decrease in the Amount of \$36,010.99.

Paul Holzen, Engineering Director

No questions or comments.

7. Consideration of an Agreement of Sale (COF Contract 2014-0305) for Right-of-Way with Williamson County Schools in the Amount of \$14,850.00 and an Agreement of Sale (COF Contract 2014-0327) for Easements with Williamson County Schools in the Amount of \$63,550.00 on the Franklin High Property for the Hillsboro Road Improvements Project.

David Parker, City Engineer/CIP Executive

Paul Holzen, Engineering Director

This exceeds the amount the City Administrator can approve without coming to the Board. Part of the right-of-way is dedicated to TDOT and the easement dedicated to the City of Franklin.

Alderman Petersen though perhaps the Williamson County Facilities Tax could be used to pay for this. Mr. Stuckey will look into the possibility.

8. Discussion Regarding Maintaining Temporary Fire Station 7.

Eric Stuckey, City Administrator

Rocky Garzarek, Fire Chief

Mr. Stuckey asked for feedback from the Board. When the temporary station was established at the Ag Center due to the incident that destroyed the bridge, shorter response times for emergency vehicles provided better service on the east side of I65. It was thought the location could be maintained until Station #7 was built in about two years.

The County has now said the area must be vacated by January 20, 2015. Deputy Chief Glenn Johnson and Chief Rocky Garzarek related a mobile office and a temperature-controlled area is needed to temporarily store the apparatus to continue better service to Berry Farms and Ladd Park. The location of fire service impacts their insurance. Staff is looking at creative ideas to accomplish this. The cost could be upwards of \$150,000. It is important to keep a temporary station on the east side until the new station is built.

Discussion:

- The proposed temporary building could be used later in emergency situations and would be an asset even though a standalone building is more costly. It could be used for more than just Fire.
- Need to address additional staff and response time data.
- Facilities Tax could be used because it is a growth related issue.
- Could the construction of Station #7 be moved up?
- The temporary station important for the homeowners in that area. They are receiving an insurance break with the temporary station being located on the east side. To take away the temporary station entirely until the new station is built, would cause their insurance rates to rise again.
- A new site for the temporary station has yet to be determined. The site should already have utility access. The County is cooperative and there is ongoing conversation.

9. Review of Public Engagement Process Associated with the Proposed Flood Insurance Rate Map (FIRM) Revisions.

Vernon Gerth, ACA, Community & Economic Development

Chris Bridgewater, Building & Neighborhood Services Director

Shanna McCoy, Plans Examiner I-Residential and Flood Plain, was present. Mr. Stuckey related that the amended flood map is forthcoming, and will soon be released publicly. Copies of a preliminary map were distributed.

On January 1, 2015 letters will be sent to affected property owners in the existing flood plain and the ones being brought into the flood plain as well. FEMA will hold an open house meeting to answer questions, etc. They will take comments from that and come back with a presentation to the Board. There will be a 90-day window for public comment once it is published. The maps will be provided on a City web page for public view. GIS will have an overlay for street level view.

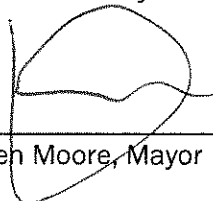
Increases in flood insurance should become less expensive as with more information reported to FEMA about City procedures, the City's level 10 by default, can drop to level 9 or 8. Ms. McCoy thought there would be a 5% decrease in insurance per level. The letters will encourage people to get the flood insurance now and be grandfathered in rather than pay the full actuarial cost.

Other Business

None

Adjournment

Work Session adjourned @ 6:17 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 1/16/2015 3:43 PM