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**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, OCTOBER 13, 2015 – 5:00 P.M.**

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**Board Members**

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	A
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	P
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		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director			

**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**

1.    **\*Consideration of Event Permit for Juvenile Diabetes Research Foundation (JDRF) Ride to Cure Bike Ride on October 31, 2015 in the Cool Springs Area.**  

**Deb Faulkner, Police Chief**

No questions or comments
2.    **Consideration of Event Permit for the Turkey Trot 5K Sponsored by Graceworks Ministries on November 26, 2015 in Cool Springs.**  

**Deb Faulkner, Police Chief**

No questions or comments
3.    **\*Consideration of Retail Liquor License Application for Brinkmann's Wine and Spirits (Surati Retail Investments 3, LLC), Vrushank Ramesh Surati (Managing Agent), 103 International Drive, Franklin Tennessee, 37067.**  

**Lanaii Benne, Assistant City Recorder**

No questions or comments
4.    **Presentation of the McEwen Interchange Landscape Enhancement Project at an Estimated Cost of \$36,594.19.**  

**Joe York, Streets Director**  
**Lisa Clayton, Parks Director**

Todd Snackenberg, Arborist; Brian Walker, Landscape & Grounds Foreman, Parks Department; and, Jerry Garrett, Landscape Maintenance Supervisor, Streets Department, explained this project.

Brian Walker designed the project and provided a PowerPoint presentation. The plan includes six different areas, the NW, SW, NE, and SE triangular areas and the east and west medians. The landscaping and trees will be low

maintenance and colorful. There is no water source in the area. There will be a selection of perennials, evergreen shrubs, and columnar trees added to the understory trees already there. Images of some of the flowers and shrubs were shown. An itemized list of plants for each of the six sections was provided. The plantings are in sync with TDOT guidelines for intersections as well. Many of the plantings are native to this area.

Eric Stuckey noted the total cost is \$36,000 with City crews providing the manpower and maintenance. Funding for the landscaping plants will come from the Hotel/Motel Tax, and the trees will be funded through the Tree Bank. The team would like to proceed with the project since now is a key planting time. A budget amendment is to come later.

Comments:

- At the 90 degree turn coming off I-65 turning west, make sure there is no sight obstruction there.
- Many of the plantings are drought resistant.
- Request to remove the two planters at the marquee that are too shallow to be planted. An eyesore.
- The plantings will not hide the marquees.
- Alderman Burger asked if any thought was given to drilling a well in that area. She asked that staff contact Pat Emery because of what he may do at the nearby entrance to Franklin Park. She was thinking a partnership. She also suggested the team look at the landscaping in the median by the Marriott, as a possibility for the same type plantings.

5. **\*Consideration of RESOLUTION 2015-81 Entitled: "A Resolution to Approve a PILOT (Payment in Lieu of Taxes) Program for the Lampo Group, Incorporated, as Requested by the Industrial Development Board of Williamson County, Tennessee.**

**Eric Stuckey, City Administrator**

**Russ Truell, ACA Finance & Administration**

Both the Industrial Development Board (IDB) and the Williamson County Commission have approved the PILOT program. It is an economic opportunity for an existing company to build new headquarters on the Reams-Fleming tract of the Berry Farms development. The Lampo Group is the financial services company formed by Dave Ramsey. They currently employ around 450 people in the Franklin/Brentwood area and are looking to add 398 new full-time jobs by 2020. Williamson County and the City have matched each other in providing an abatement of 41%-42% of the property taxes paid. The plan is in two different phases over a ten-year duration and capped at \$360,000 in the first phase; the second phase allows for inflation and could be as high as \$400,000. The taxes generated would still be larger than the abatement.

Vice Mayor Barnhill asked what would happen if the company didn't fulfill 400 new jobs. Tom Trent, the attorney who worked on this, said there is built in conformance criteria that requires reporting the number of jobs per year to see if they are meeting the quota. If they don't hit 80% of the target then there is a proportionate reduction in the abatement every year.

Elizabeth West McCreary, VP of Economic Development for Williamson County, Tom Trent, attorney with Bradley Arant Boult & Cummings, and Winston Cruse, project manager, Lampo, were present for the discussion.

Alderman Skinner asked if there had been negotiations about the cost for road infrastructure. Eric Stuckey responded there have been three party discussions. The City is committed to replace a bridge on Pratt Lane which is a \$400,000-\$500,000 investment. Both Lampo Group and Boyle Investment have committed to provide additional right-of-way needed for the ultimate expansion or improvement of that road as well as some grading associated with that. Until the appropriate time for the improvements, the primary access will be a spine road built by Boyle at the time the first building is constructed. It will be an emergency access only.

Mr. Cruse, via PowerPoint, then walked through the maps pointing out phase one and phase two buildings and the spine road location. Included in the packet: hiring history. Mr. Cruse noted Lampo Group recently hired their 507<sup>th</sup> employee. Lampo will hire technology positions as they go digital and referred to the average salary for those positions. The total development cost is \$58,576,878 for phase one.

Alderman Bransford commented on the salary ranges, noting several in the \$50,000 range and higher with some beginning salaries. She feels the salary ranges are important because it reveals if the employees can afford to live in Franklin.

6. **Consideration of ORDINANCE 2015-50, To Be Entitled, "An Ordinance to Rezone 7.43 Acres from Estate Residential (ER) District to Residential 3 (R-3) District for the Properties Located at 1034 and 1040 Carlisle Lane."**
7. **Consideration of RESOLUTION 2015-79 To Be Entitled, "A Resolution Approving A Development Plan For The Cardel Village PUD Subdivision, Located At 1034 And 1040 Carlisle Lane, By The City of Franklin, Tennessee".**

**Bob Martin, Interim Planning/Sustainability Director**

**Paul Holzen, Engineering Director**

**Vernon Gerth, ACA Community/Economic Development**

The Planning Commission voted to disapprove this development due to problems with infrastructure. Carlisle Lane must be improved before more density (20 residential units) is added. There is no mechanism to improve collector roads, only arterial. The road must be brought up to current standards with curb and gutter and Stormwater infrastructure before the development can be approved. The cost would be over \$2 million.

One idea was to include collector roads in road impact fees. The property owner would be happy to pay the \$66,800, although it is a very small portion of what it costs to build a road. Under the current development process the developer is required to make improvements on collector roads according to density and traffic. Including collector roads in the road impact fees seems the most feasible.

Joe Melz and Greg Gamble were told from the beginning there were issues because of the road. At what point does the City not allow development on this road unless zoning is disapproved and density is downgraded. There is no funding.

Carlisle Lane is not a high priority in the Capital Investment Plan. Vice Mayor Barnhill prefers to have the road straightened for safety and the improvements not paid for by any particular developer. The curves on that road are very dangerous. Mr. Melz indicated he would be willing to contribute.

Alderman Skinner asked how long the process would take if collectors were added to the road impact fees. Paul Holzen answered that it would need multiple work sessions and public meetings; 6-8 months.

Alderman Burger said the developer should pay. She suggested curb and gutter be eliminated in that area. Perhaps look into Character Areas to see if curb and gutter belongs there. Continue to give that rural area feel to ease out into the county. A condition of approval of the Plan of Services should be that the City hire a third party to do a traffic study paid by the developer.

Alderman Petersen related that collectors had been included in road impact fees at one time, but it didn't work very well. In many of those areas county roads are not built to City standards. Even current Stormwater regulations encourage swales (ditches). It might fit into the existing situation out there.

Greg Gamble agreed the concern is regarding the roadway and the issue of adding collector roads. Mr. Melz wants a fair and equitable solution to move forward with the development plan and believes the collector fee is fair in this instance.

8. **\*Consideration of ORDINANCE 2015-52, "Ordinance to Rezone 21.31 Acres Into The Height Overlay District (HTO) For the Properties Located Within The Cool Springs East Subdivision 501 &1000 Corporate Centre Drive (Lots 370 & 372)"; Establishing a Public Hearing for November 10, 2015.**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments

9. **\*Consideration of ORDINANCE 2015-53, To Be Entitled, "An Ordinance to Amend The Zoning Ordinance of The City of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining to Lot Measurements and Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled "Site Development Standards For Residential Building Types in Conventional Areas [1], [2], [3], [10]" and Table 3-8 Entitled "Site Development Standards for Traditional Areas [1], [2], [3]" To Add Minimum lot Frontage Requirements For Residential Detached; Establishing a Public Hearing for November 10, 2015.**

**Alderman Ann Petersen, FMPC Representative**

The Planning Commission recommended this text amendment be approved.

Alderman Petersen commented there are still some things that need to be looked at. This is directed at infill development.

The ordinance establishes a minimum lot frontage on all new residential lots for detached dwellings that applies citywide in traditional areas. It eliminates flag lots. Accessory dwellings will be in a separate ordinance.

10. **Consideration of RESOLUTION 2015-80, To Be Entitled, "A Resolution Approving A Development Plan For 231 Public Square PUD Subdivision, With 1 Modification of Standards (MOS-1: Location of Drive-Thru Structure), Located At 231 Public Square, By the City of Franklin, Tennessee; Establishing a Public Hearing for November 10, 2015.**

**Alderman Ann Petersen, FMPC Representative**

One MOS for location of drive-thru. There will be a small addition to the drive-thru as well. Alderman Skinner asked if they would still use our parking lot lane, and was told yes they would. There is narrow access for parking behind City Hall with two-way traffic. Unless the parking lines were angled, it would be difficult to back out of those spaces.

Jason Goddard and Matt Taylor of Design Eight Studio referred to an exhibit and pointed out a small cut. Alderman Burger asked if the curb could be taken out at the entry. The drive aisle is 25'. Mayor Moore asked what will happen to the drive when a new City Hall is built. They advised that this is another alternative and they will use the most obvious. They are making it more pedestrian friendly. Just a small strip of property was taken.

11. **Consideration of Initiating the Annexation Process and Draft Plan of Services, RESOLUTION 2015-73, for the Annexation of Certain Areas on Clovercroft Road, Specifically 4150 Clovercroft Road and the Parcel Immediately Adjacent to East (Parish Presbyterian Church); Establishing a Public Hearing for November 10, 2015.**

**Planning and Sustainability Department**

Alderman Burger related that to be transparent, this is the church she attends. They are asking to annex this small church. The church currently owns the wedding chapel at the end of McKay's Mill. They will keep that as the sewer is close by. She would like to see all of Clovercroft Road annexed. It's been done by pieces in different sections making the road go in and out of the City and County different places.

Vice Mayor Barnhill pointed out the map shows the property as 14.6 acres, while the memo shows 4.7 acres. The 14.6 acres is correct; 4.7 is a typographical error.

12. **Presentation of Land Use Plan Amendment for McEwen Character Area, Special Area 6, to Add a Neighborhood Commercial Node Along Carothers Parkway, Between Murfreesboro Road and Long Lane.**

**Emily Hunter, Planning & Sustainability**

Andrew Orr related that the Planning Commission approved a Neighborhood Commercial Node along Carothers Parkway that is next to a residential area.

Alderman Skinner asked that significant buffering be considered between the commercial and residential areas. Alderman Burger added that noise is an issue in these situations as well.

13. **Presentation of Land Use Plan Amendment to Move the Existing Boundary Between Central Franklin Character Areas 4 and 6, Located at 405 Eddy Lane.**

**Alderman Ann Petersen, FMPC Representative**

Andrew Orr noted this is an FYI item approved by the Planning Commission. The boundary line relocation is to support residential redevelopment. Bob Martin added that it is part of impetus to discourage commercial traffic.

14. **\*Consideration of RESOLUTION 2015-82, a Resolution to Authorize Staff to Enter Into Contract Negotiations with Barge Waggoner Sumner & Cannon, Inc. for the Preliminary Engineering Phase (Environmental Only) for the Columbia Avenue Widening Project.**

**Paul Holzen, Engineer Director**

No questions or comments

15. **\*Consideration of Amendment No. 2 to the TDOT Contract No. 110291 (COF Contract No. 2011-0129) for the Franklin ITS Extension (TDOT PIN 116144.00) and Adaptive Signal Control Technology (TDOT PIN 116144.01) Projects for a Time Extension and a Redistribution of Existing Funds.**

**Paul Holzen, Engineering Director**

Budgeted over last couple of years per Eric Stuckey.

16. **Consideration of Bid Award to ESC Lab Sciences of Mt. Juliet, Tennessee, in the Total Estimated Amount of \$39,964 Per Year for Industrial Pretreatment Sampling and Test, Water Reclamation Facility Influent and Effluent Testing, and Testing of River Samples for the Water Reclamation Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-005; \$47,250.00 Budgeted for All Water Reclamation Laboratory Services in 431-82280-52213 for Fiscal Year 2016; Contract No. 2015-0328).**

**Mark Hilty, Water Management Director**

**Michelle Hatcher, Water Management Assistant Director**

No questions or comments

17. **Consideration of (DRAFT) Amendment No. 2 to COF Contract No. 2013-0001, Professional Services Agreement with CDM Smith for the Water Reclamation Facility Modifications and Expansion Project in the Amount Not to Exceed \$740,500.00.**

**Mark Hilty, Water Management Director**

This amends existing agreement for a number of additional permitting services.

18. **Consideration of Contract Number 2015-0286 with BRIDGES for the Emergency Shelter Grant Program – Sub-Recipient Agreements for Program Year 2015-2016 in the Amount of \$62,319.00.**

**Chris Bridgewater, BNS Director**

Alderman Skinner disclosed that his wife serves on BRIDGES board.

19. **\*Consideration of Bid Award to Truckers Lighthouse, Inc. of Nashville, Tennessee in the Total Lump-Sum Amount of \$76,711.90 for After-Market Up-Fitting of Ten (10) New Police Vehicles for the Police Department (Purchasing Office Procurement Solicitation No. 2016-009; Purchase Not Itemized in Budget for Fiscal Year 2016; Contract No. 2015-0334).**

**Deb Faulkner, Police Chief**

No questions or comments

20. **Consideration of RESOLUTION 2015-64, A Resolution to Adopt the Police Department Community Room Policy and Guidelines.**

**Deb Faulkner, Police Chief**

The Community Room is getting more use and it's time for policies and guidelines, much the same as the policies and rules for the board room.

Alderman Skinner mentioned that the Civil War Roundtable uses the community room for their lectures. He asked for two considerations: 1) Lecturers that come to benefit citizens be allowed to sell their books to participants of the lectures, 2) 5-days notification for the entity that has booked the room, and is being bumped for a City event. Mr. Stuckey responded they don't always have that much time to cancel. As for selling books, they are trying to eliminate fund-raising events or business ventures. They can look at these requests.

21. **Discussion Regarding Police Department Body Cameras.**

**Deb Faulkner, Police Chief**

**Lt. Scott Butler**

**Lt. Charles Warner**

**Shauna Billingsley, City Attorney**

Eric Stuckey related body cameras were included in the budget. Staff is looking at policies to use this technology in the right way. Chief Faulkner is diligent about where this is headed and the obstacles and issues.

Chief Faulkner said the body cameras record audio and video of police and public interaction. Marked vehicles have cameras, and each officer has been provided with a pocket tape recorder that can be activated easily while in the pocket. They have reviewed policies from other agencies with digital records and have reviewed best practices. A policy is being developed and there has been an open records law review. Going forward this is a hot topic with challenges. Measures must be in place. The media wants videos and 911 calls. She advocates for the victims. With a camera in the car, there is no expectation of privacy.

Considerations:

- Some citizens may not want to be recorded.
- When in a home, hospital, etc. privacy is expected.
- Hours and hours of footage would be produced.
- Officer discretion important

- Trust from the public is key for the Department.
- A major concern is balancing privacy with transparency. Officers go into homes for domestic violence, suicides, and medical. All this recorded.
- Eventually body cameras will be basic equipment.
- There is no case law on body worn cameras, and the first ones using them will create it.
- Focusing on getting it right and not just getting the cameras out there.
- Want to provide protection to officers and the public
- Legislative changes are needed for provisions:
  - to blur a face
  - how and when videos are made available to the media (some laws address already address that in criminal matters)
  - privacy protection
  - record management
  - policies must be uniform across the state.
- Someone must watch the videos as they come in every day to see if there are any problems.
- Retention: storage space and cost.
- Some tapes may need to be redacted
- Cameras cannot be on at all times, only when there is public interaction.
- Property and Evidence may be pulled out of CID and be in Public Affairs to have everything in one place to manage and catalog.

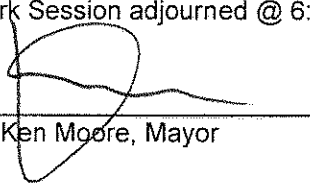
They will continue to work on this in-house and with the state.

#### **Other Business**

None

#### **Adjournment**

Work Session adjourned @ 6:54 p.m.

  
Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 11/6/2015 1:12 PM