
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 8 2016 – 5:00 P.M.**

Mayor Ken Moore	P		
Vice Mayor Brandy Blanton	P	Alderman Dana McLendon	A
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	A	Alderman Michael Skinner	P
<u>Department Directors/Staff</u>			
Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
Shauna Billingsley, City Attorney	P	Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief	P	Bob Martin, Interim Planning & Sustainability Director	
Deb Faulkner, Police Chief	P	Joe York, Streets Director	P
Fred Banner, IT Director		Brad Wilson, Facilities Project Manager	
Chris Bridgewater, BNS Director	P	Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES 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

- Paul Lebovitz, Housing Commission member, referred to the approval of accessory buildings on properties that are mainly in the downtown district. The Housing Commission wants this to be Citywide for lower priced housing. He plans to talk to Planning about this.
- Mayor Moore expressed appreciation for the Housing Commission and their work toward affordable housing.
- Alderman Bransford agreed that expanding the boundaries could be an opportunity for affordable housing. The Commission would like to meet with staff.
- Alderman Petersen said there was discussion many years ago. Many of the other areas are more suburban, while downtown is more urban.
- Pam Lewis, (former alderman), 4081 Columbia Pike, Franklin, asked that consideration be given to raising the Hotel/Motel Tax by 1%: 4% to 5%, and designate that money for the Housing Fund.

WORK SESSION DISCUSSION ITEMS

1. **16-0211 Consideration of Event Permit for Main Street Festival sponsored by the Heritage Foundation on April 23-24, 2016 in Downtown Franklin**
Deb Faulkner, Police Chief
This was reviewed by the Events Committee. There will be no carnival this year.

2. **16-0218** ★**Consideration of RESOLUTION 2016-10, a Resolution Granting Consent to Amend Investment Partnership Agreements with FIA Timber and BTG Pactual.**

Eric Stuckey, City Administrator

Russ Truell, ACA Finance & Administration

These required modifications were referred by the Pension Committee. The City's pension counsel and financial advisor approved changes to these Timber accounts that allow more people to invest and reflect changes in management at BTG Pactual.

3. **15-1020** ★**Consideration of ORDINANCE 2015-46, To Be Entitled, "An Ordinance to Rezone 3.07 Acres from CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-2 to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-9, and To Rezone 52.13 Acres From CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-10, for Properties in and Near Bicentennial Park, East of Fifth Avenue North and North of Bridge Street: Establishing a Public Hearing on April 12, 2016**

[First of Three Readings] Alderman Ann Petersen, FMPC Representative

Kelly Dannenfelser, Principal Planner

Kelly Dannenfelser related this ordinance adds the former daycare property at Fourth Avenue North/North Margin into CFCO-9 for the purpose of allowing cohesive redevelopment of the Fifth Avenue North block. It also establishes a new CFCO-10, whose main purpose is to follow the CPAT recommendations to allow parking lots as primary uses for the vacant parcels along North Margin. The property owner with a vacant property at 329 North Margin (across the street from the former daycare) is to be included in CFCO-9 rather than the proposed CFCO-10.

Alderman Barnhill commented it builds in FEMA guidelines.

4. **16-0209** ★**Consideration of a Request for Water Availability Approval for 3110 Braintree Road (Map 37-F Parcel 03100).**

Paul Holzen, Engineering Director

This is in the Franklin Water District, but not in the Sewer District. The request is for one SFUE on a vacant lot.

5. **16-0205** ★**Consideration of Award of the Construction Contract (COF Contract No. 2015-0002) for the Hillsboro Road Improvements Project Phase 2, Independence Square to Mack Hatcher Parkway, (TDOT PIN 108409.00), to Eutaw Construction Company, Inc. in the Amount of \$11,995,005.13.**

Paul Holzen, Engineering Director

Because there are Federal and State funds attached to this project, TDOT Local Programs had to concur with the City's bid recommendation before the bid recommendation could be awarded. There were some errors in the submitted contract forms, and TDOT would not approve Civil Constructors bid (\$11,715,322.00) and stated the City could instead award the contract to the second lowest bidder, Eutaw Construction Company (\$11,995,005.13).

Another option would be to rebid the project, which would cause a delay of approximately three months.

Discussion:

- Sidewalks will stop at Claude Yates Drive. When TDOT extends Mack Hatcher, sidewalks will be constructed from Claude Yates to Mack Hatcher.

- Traffic patterns during the construction of Phase 2 will be similar to those used during Phase I. The project should begin while school is out for the summer. Construction will take approximately 18 months.
- Citizens are reminded that traffic difficulties experienced during construction are an aggravation, but when the project is complete it will be worth it.
- ★ John Basinger, on behalf of Civil Constructors, 425 Downs Boulevard: They were the lowest bidder that was rejected due to minor paperwork errors. Their bid was \$280,000 lower than Eutaw's bid. Civil built Phase 1 of this project and request consideration of a rebid.
- Paul Holzen noted that in this instance, a \$280,000 difference isn't that much. He added that Civil Constructors have done a good job on other City projects.

6. 16-0025 Consideration of Procurement Award to Tyler Technologies, Inc. of Lubbock, Texas, for an Electronic Citation System in the Total Non-Recurring Amount of \$233,594 for Hardware, Software Licensing and Services, Plus Annual Maintenance and Support Fees of \$29,500 Per Year After the First Year, for Use by the Police Department and City Court (FY2016 Budget Anticipates \$253,300 to be Financed by Means of the City's Current Master Lease Arrangement; Contract No. 2015-0401)

Deb Faulkner, Police Chief

Lawrence Sullivan, Assistant City Recorder-Revenue/City Court Clerk

This electronic citation system will discontinue the use of paper forms when a citation is issued by patrol officers, and eliminate the need for Police Department Records and City Court personnel to key in citations in their databases. The system takes less time to execute, thus making it safer for the officer. Receipts are printed and issued. Man hours are reduced and the citations are automatically sent to the appropriate City departments.

7. 16-0208 Discussion Concerning the Murfreesboro Road (SR-96) Sidewalk/Trail Project (Pinkerton Park to Mack Hatcher Parkway Project).

Paul Holzen, Engineering Director

Follow-up answers to questions asked and six options and costs to connect Pinkerton Park to Mack Hatcher.

- Originally approved \$550,300 (CIP) for a 5 ft. sidewalk project along Murfreesboro Road from Pinkerton Park to Mack Hatcher Parkway.
- Public Hearing held with majority of residents in favor. Main takeaways: Request to provide accommodation for bicycles, and to add streetscape elements.
- BOMA revised project from 5 ft. sidewalk to 10 ft. multiuse trail and discussed curb and gutter vs open ditch, subsequently opting for open ditch design due to required relocation of multiple overhead utilities associated with curb and gutter. Without any type of design it was estimated the cost would be approximately \$1,360,000 with no bike lanes or streetscape elements.
- In November 2015 CDM Smith evaluated sidewalk improvements within the 100-year flood plain associated with the Harpeth River and North Ewingville Creek. Model simulations indicate this would result in about a 0.23 increase in the base flood elevation for approximately 400 ft. between Driveway #6 (713 Murfreesboro Road) and Driveway #7 (717 Murfreesboro Road) and does not appear to impact any existing structures within the corridor study area. Given the result of a rise in the base flood elevation, a Letter of Map Revision will be required.
- A third public meeting was held to get additional feedback on the revised final design. Response from the public was split between the two trails.
 - ✓ Property owners directly impacted by the construction generally favored the 5 ft. sidewalk.
 - ✓ These would be City sidewalks

Six Options/Estimated Future Capital Costs were presented:

	Design/Survey	ROW ⁽¹⁾	Construction ⁽²⁾⁽³⁾	Total
5' Sidewalk (Open Ditch)	\$ 15,500	\$530,000	\$1,602,345	\$2,147,834
10' Multiuse Trail (Open Ditch)	\$ 7,500	\$555,000	\$1,521,738 ⁽⁴⁾	\$2,345,812
5' Sidewalk (Curb & Gutter)	\$100,000	\$495,000	\$2,702,706 ⁽⁵⁾⁽⁹⁾	\$3,116,738
10' Multiuse Trail (Curb & Gutter)	\$100,000	\$505,000	\$2,702,706 ⁽⁷⁾⁽⁹⁾	\$3,307,706
5' Sidewalk (Open Ditch: Ralston Lane to Buckingham Circle; Curb & Gutter: Pinkerton Park to Ralston Lane)	\$100,000	\$505,000	\$2,252,524 ⁽⁶⁾⁽⁸⁾	\$2,857,524
10' Multiuse Trail (Open Ditch: Ralston Lane to Buckingham Circle; Curb & Gutter: Pinkerton Park to Ralston Lane)	\$100,000	\$530,000	\$2,433,491 ⁽⁶⁾⁽⁸⁾	\$3,063,491

Note 1: Includes Right-of-Way Acquisition at intersections, easements and appraisal cost

Note 2: Includes Relocation of Water Services and 660' Sanitary Sewer

Note 3: ATMOS Gas to Relocate 1,662' of Gas Main

Note 4: MTEMC to Relocate 4 Utility Poles

Note 5: MTEMC to Relocate 15 Utility Poles

Note 6: MTEMC to Relocate approximately 10 Utility Poles

Note 7: MTEMC to Relocate approximately 22 Utility Poles

Note 8: AT&T to Relocate 3,064' Underground Telephone

Note 9: AT&T to Relocate 5,039' Underground Telephone

Discussion:

- Alderman Skinner: Are there road projects that cost this much? Is a 5' sidewalk worth this much money?
- ★ Jon Puncochar, 216 Pebble Glen, Franklin: What about the option that is the least costly, has the least impact, and will not raise up the land. Paul Holzen noted they will have to fill-in for some driveways and do the open ditch. Mr. Puncochar expressed concern that it would be less aesthetic, but willing to do that to get a 5' sidewalk as a safe way into town. Concerned about the weaving around poles.
- ★ Debbie Butner, 705 Murfreesboro Road, Franklin: Likes the 5' sidewalk but is unsure of the options. Residents on that side of the road want to be connected to downtown. There are flooding concerns, and the 10' trail is excessive because it would be connected to a 5' sidewalk. They want to protect their properties and make sure their interests are protected as well.
- Paul Holzen again reviewed the options. All require relocation of utilities. It would require boring in the road for each utility. The utility companies would have to work together and that would take time.
- Alderman Martin: Which is the cheapest, quickest fix, the 5' open ditch for \$2.1 million?
- Alderman Barnhill: How did the price escalate from \$550,000 to over \$2 million; the relocation of the utilities?
- ★ Darrell Darnauer, 609 Murfreesboro Road, Franklin: Concerned about escalating cost as well. Prefers Option 1 with 5' sidewalk and open ditches as this would be close to his house. He was told the ditches would be 2-3' deep, and would have to go under driveways. Concerned about the slope and safety of deep ditches.
- ★ Lisa Smith, 717 Murfreesboro Road, Franklin: Their property is one of three to be affected by this if it is a 10' path. She wants connectivity and prefers the 5' sidewalk. The intersections need to be improved along the way with crosswalks for residents on the other side of the street to cross over. She commented that the flood insurance would increase and it would be harder to get building permits. They want to build an addition to their house. Wants a quick solution. She was told each option includes intersection improvements.

- ★ Jon Puncochar, 216 Pebble Glen, Franklin: asked if there would be any way to build the sidewalk without moving the underground utilities.
- Mr. Holzen responded the open ditch is the best option. The road would have to be widened if curb and gutter were done.
- ★ David Tichenor, 711 Murfreesboro Road: Asked if there was any chance the sidewalk could be moved to the other side of the road. He was told a sidewalk would not be feasible on the other side because there are too many fundamental flaws.
- ★ Joe Williams, 106 Pebble View Drive, Franklin: His property ends at Highway 96 and Ralston Lane. Going with the topography would make it steep. The creek is larger than it once was. Are the easements to be on the properties or are they easements already in place? Concerns regarding homeowner's insurance policies. He mentioned an old ordinance that required homeowners be responsible for sidewalks fronting properties. Does that apply across the City?
- Alderman Skinner: Other small connections throughout the City could use this money. We're putting all the resources for sidewalks in one area.
- Alderman Bransford: We must look ahead 20 years. This opportunity supports 5 ft. sidewalks and will serve many residents.
- ★ Matt Dunn, 701 Murfreesboro Road, Franklin: Unsure the 5 ft. open ditch solves the problem. Does it alleviate concerns to go in 40 ft. to make the grades work? As a homeowner at an intersection, the open ditch doesn't solve anything. All that water runs down toward the river and ends at his property. It doesn't solve the problem.
- Aldermen consensus: 5 ft. sidewalk with open ditch. Bring a resolution for a 5 ft. sidewalk that includes the cost to the next work session.

8. 16-0210 Consideration of RESOLUTION 2016-13, A Resolution Terminating COF Contract No. 2015-0377 with Charlie Irwin Painting.

Lisa Clayton, Parks Director

The Board previously awarded the bid, subsequently, it was learned other work needed to be done first; thus, the contract should be terminated.

9. 16-0228 Consideration of COF Contract No. 2016-0007 with Cardinal Tracking for the Police Department's Handheld Electronic Ticket Writer and Backend Software (TickeTrak) in an Annual Amount of \$2,431.20.

Deb Faulkner, Police Chief

Renewal of software for the handheld electronic ticket writers used by the Police Department.

10. 16-0238 Consideration of an Interlocal Agreement with Williamson County and the Williamson County Emergency Communication District for Creation of a Consolidated Emergency Communications Center (COF No. 2015-0046).

Eric Stuckey, City Administrator

Deb Faulkner, Police Chief

Rocky Garzarek, Fire Chief

Shirley Harmon-Gower, HR Director

Williamson County staff present: Bill Jorgensen, Public Safety Director, Mike Weber, HR Director, and Alan Lovett, EMS Director. They have been looking at this consolidation for a long time. The consolidation of the two dispatch services will enhance the coordination of services when in one location instead of two. The agreement should be ready for the March 22, 2016 Work Session.

The City's emergency communications/dispatch function will be consolidated with Williamson County's emergency function. These services will be managed by Williamson

County and housed at Williamson County's new Public Safety Facility which will open later this spring.

Fourteen positions, ten are filled, will be transferred from the City to Williamson County employment. These employees will maintain their positions, pay and seniority, and can take their vested employee and City pension contributions. Those with 10-15 years of City employment will have a pension they can take at age 65. Shorter term vested employees with a total of less than \$10,000 can take a lump sum payment. Employees with less than five years will receive employee and City contributions. These changes will probably take place at the beginning of the City's new fiscal year July 1, 2016. The financial portion is being formulated.

Bill Jorgensen related he is excited about this consolidation, as is County Mayor Anderson and the City and County employees. This venture will provide an increased level of service to the county. A temporary Certificate of Occupancy has been issued for the new facility. The ribbon cutting ceremony is set for April 30th.

Other Business

None

Adjournment

Work Session adjourned @ 6:40 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/11/2016 1:30 PM