



City of Franklin

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MINUTES OF THE *WORK SESSION* *BOARD OF MAYOR AND ALDERMEN* FRANKLIN, TENNESSEE CITY HALL BOARDROOM

TUESDAY, JUNE 28, 2016 – 5:00 P.M.

Mayor Ken Moore	P		
Vice Mayor Brandy Blanton	P	Alderman Dana McLendon	P
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	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		Bob Martin, Interim Planning & Sustainability Director	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Fred Banner, IT Director	P	Brad Wilson, Facilities Project Manager	P
Chris Bridgewater, BNS Director	P	Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES Director	P	Linda Fulwider, Board Recording Secretary	A

Call to Order

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

Citizen Comments

Ken Harper –309 Sheffield Place, representing his neighbors in support for the Ralston Creek at Liberty Hills Restoration Project. Requests this project be included as a project of priority.

Alderman Bev Burger shared a letter from Cos Davis of 313 Sheffield Place. He submitted the letter of support for the funding of the Ralston Creek Restoration Project.

WORKSESSION DISCUSSION ITEMS

- 16-0565** Consideration of Event Permit for Front Street Craft Beer Celebration Sponsored by the Westhaven Foundation in Westhaven on August 6, 2016

Sponsors: Deb Faulkner

No questions or comments

- 16-0566** Presentation of Sanitary Sewer Overflow Response Plan (SORP) that Documents Protocols Already In-Place by the Water Management Department

Sponsors: Water Management

City Administrator, Eric Stuckey began the discussion explaining the SORP (Sanitary Overflow Response Plan) presentation by the Water Management Department Director, Mark Hilty, and Assistant Director, Michelle Hatcher, is for a specific plan that reflects the City's practice and procedures when responding to sanitary sewer overflows. It includes illustrations of efforts to make the public aware of sanitary overflows and the reasons they occur - including grease and inappropriate items flushed down toilets.

The development of a formal plan was part of the settlement agreement with HRWA (Harpeth River Watershed Association) and incorporates the activities the department currently does in response to sanitary sewer overflows. The one addition is an increased amount of transparency. Reporting incidences to the public is consistent with education efforts over the past few years, and currently in place.

The primary objective is to protect human health and the environment due to concerns associated with overflows/releases. SORP is a documented protocol that is followed in response to identified overflows/releases in the City's collection system. Most procedures (except public notification) are already performed, however they have not been consolidated in a SORP.

Phone calls received reporting overflows during normal business hours are routed to Public Works Building; calls received after business hours, holidays or weekends are routed to the Water Treatment Plant. A crew is dispatched for the initial response. Existing procedures are still in place; a median response time is approximately 23 minutes (FY2014 – present).

Public notification examples include signs posted in the area of the blockage related to overflows greater than 1,000 gallons as well as general signs for all other blockages. A notification of an overflow/release will be posted on the City's website within 2 business days of an occurrence. Once a month, a summary of overflows will be posted on the City's website to include date, time and duration, location by nearest intersection or known landmark, estimated volume, status of clean-up, and identified cause of blockage (if determined). This public education tool will remind customers of debris entering the sewer system and the costly blockage it creates.

The department's initial response includes:

- identification of appropriate resources and technique requirements
- mitigate/remediate the overflow
- Clean-up
- Conduct follow-up inspection
- Regulatory reporting - 24 hour initial notice sent of blockage and 5 day final report indicating activities to prevent blockage from occurring in future
- Overflow/Release historical tracking
- Existing procedures still in place

Long Term Response includes:

- Identify if consultant required for appropriate corrective action
- Identify capacity related blockage and perform necessary evaluations
- Identify if more frequent cleaning will be needed
- Annual training for employees involved in SORP implementation will receive annual training to maintain consistency with response.

Alderman Bransford asked if TDEC visits the site in response to our reporting. Ms. Hatcher answered that they typically don't come out to visit the site.

3. **16-0569** Consideration Of Certificate Of Compliance For Wine In Grocery Stores For Aldi Inc. (Tennessee) D/B/A Aldi#52) Located At 209 S. Royal Oaks Boulevard, Franklin, TN, 37064 (Jesus Lopez, Managing Agent; Jason C. Hart, Chairman and CEO; David K. Behm, President; Charles E. Youngstrom, COO, and Terry R. Pfortmiller, Secretary/Treasurer)

Sponsors: Lanaii Benne

No questions or comments

4. **16-0387** Consideration of Ordinance 2016-011 to be entitled: “An Ordinance to Create Chapter 13 of Title 16 - STREETS AND SIDEWALKS, ETC. of the Franklin Municipal Code for the Purpose of Establishing Regulations for Valet Parking Services in the City of Franklin’s Historic Downtown.” (Continued from 04-26-16 Worksession)

Sponsors: Eric Stuckey and Vernon Gerth

Eric Stuckey introduced this item, and Vernon Gerth explained the timeliness of having a document establishing regulations in place when Harpeth Square Development goes forward. A parking study for the downtown area is also being discussed. He referenced Page 4 of the proposed ordinance, Section 1306 – Valet Parking Permit Approval Authority and Duration. If the ordinance for Valet Parking Services is approved and the operator wanted consideration of using the City’s public facilities at times when they are not being used (parking garage or any surface lot), the Board would have the opportunity to consider some type of an arrangement. He reiterated this would only be in a narrowly defined area in downtown.

Discussion:

- Alderman Skinner questioned the determination of time not being used by the public. Mr. Gerth responded it would be at underutilized times of day. When the parking study is completed, and as the community grows, additional parking facilities are possible. Special events would not be eligible.
- Vice Mayor Brandy Blanton questioned the “one time per calendar year” statement. Mr. Stuckey clarified that is for the one-time special event category; one permit type is on-going use and one type is special event. It depends on the nature of the event. A public event that uses City facilities and wants to use valet would be rolled into that permit. A private location using a valet service would be a special event parking permit.
- Vice Mayor Blanton questioned the allowed times of the permit. Mr. Gerth proposed amending part C, and take out the one time per year clause, and add language to reflect Special Events (once, twice, three times per year, etc.) Vice Mayor Blanton suggested a cap per quarter.
- Alderman Petersen questioned using City street parking to drive up to the valet area.
- Alderman Barnhill questioned someone on Main Street wanting to block off approximately 3 spaces for drop-off, but then there’s no determination of where they can park. He asked how this will work on Main Street with public parking areas. He stated that Friday and Saturday nights are the busiest times in the downtown area. Mr. Gerth clarified that the application requires the applicant to state where they intend to park the vehicles, preferably on private property. Also, all property owners within 500 feet of the parking zone will be notified.

5. **16-0473** *Consideration of Resolution 2016-36, A Resolution to Accept and Recommend Approval of the 2016 Multimodal Major Thoroughfare Plan to the Franklin Municipal Planning Commission. (06/14/16 WS)

Sponsors: Eric Stuckey and Paul Holzen

Mayor Moore invited public comment.

Kelly Brown, 114 Delta Blvd. Ms. Brown stated that she is part of a group advocating safety concerns with the re-alignment of E. McEwen Drive. She said she has expressed concerns and will continue to do so until improvements are made. Alderman Martin asked Ms. Brown what she suggests in the interim before the widening of the road. Ms. Brown replied by suggesting the City install guard rails at the side of the road and decrease the speed limit in some areas of the road.

Alderman Barnhill stated that he believes McEwen is the number one road project on the CIP list, but it will not happen overnight.

Paul Holzen explained the City has made a significant investment on McEwen Phase III at the round-about and also at the Wilson Pike intersection. The design is 80% complete for the McEwen improvements, Phase IV. Best case scenario is right-of-way acquisitions will take one year, and then 2 years of construction. A safety study is complete and will be presented to the Capital Investments Committee at their July 28th meeting. It will include recommendations and options. Mr. Stuckey added it is an ongoing issue to which the City has added guardrails and shoulders where possible. The study will provide information on what else can be done; it is not being ignored, staff has the same concerns and has added a number of spot improvements.

Mayor Moore explained that the Board hears the concerns of the people who travel McEwen and staff is working to create a long term solution as well as short term solutions such as the addition of traffic circles and the extension.

After the initial public comment, Eric Stuckey introduced the item and stated the Planning Commission is the body to approve this, but the Board is providing input and guidance to that commission. Paul Holzen introduced the consultant, CHA.

Alderman Bransford complimented the hard work on a huge document.

Alderman Martin confirmed this is only a conceptual plan. Jonathan Marston stated that this is a planning document, not a plan to spend money. Paul Holzen added that this links land use with transportation.

Alderman Petersen said she would like to see the portion regarding the extension of Ralston Lane over the River to Lewisburg Pike be removed. The building of the bridge for this extension would be very expensive.

Paul Holzen explained the reason this portion was included was an opportunity for connectivity.

The public was invited to comment.

- Nancy Conway- Charlton Green, 111 Eaton Court. Concerned regarding the proposed extension of Ralston Lane, specifically the potential environmental impact, traffic, noise, and lack of privacy.
- Mr. Jim Ladd, resident of Charlton Green, 102 Ravenwood Ct. Mr. Ladd stated his opposition to any kind of extension of Ralston Lane through Charlton Green.
- Mr. Millard Jefferson, 111 Ashlawn Drive, Charlton Green. Mr. Jefferson stated that he's concerned about safety, noise, and raising that part of the street and the potential flooding that it may cause.
- Mr. Bob Coleman, 107 Ashlawn Court, Charlton Green. Stated there is no reason for the City to be involved in the discussion of Mr. Green's property because we don't know what Mr. Green will do with his property. Requests that this portion be deleted from this plan.
- Mr. Sherwood Kelly 105 Wren Court; due to the floodplain situation, please consider eliminating this portion from the plan.
- Kenneth Ellis, 101 Eaton Court in Charlton Green, would like to see this portion eliminated.

Discussion:

- Alderman Petersen – one of the city's goals should be to move up the MPO's hierarchy of plans. Mayor Moore responded that he and Jonathan Marston (Engineering Department) serve on the MPO Board. Together they work very hard to try and get as many projects as they can. Mr. Stuckey named multiple projects that have moved forward through MPO and State (TDOT) including the widening of Mack Hatcher northeast, the widening of I-65, Peytonsville/Goosecreek interchange and Columbia Avenue.
- The consultant gave a brief overview of the proposed model. They begin with the MPO's model to be eligible for federal funding. The consultant met with Planning Department staff and reviewed the Land Use element and how the community was going to be built out over time. The model looks at a variety of factors: speed limit, the distance between two particular points, and the fastest way to get there. Alderman Burger asked how often the plan is updated. The representative from CHA explained the plan

needs to be used annually. This should fall in place with the City's CIP plan. Typically every 5 – 10 years the public will come back to see what conditions have changed and what needs to be revised. Alderman Petersen pointed out the plan shows a level B service going north on I-65 from the outer areas to the Goose Creek and also past Highway 96. This is an area that has experienced a huge change. The representative from CHA responded that they did not do any population projections other than the City of Franklin. This could explain Alderman Petersen's observation in the plan. Mayor Moore asked the consultant to respond at a later time to Alderman Petersen's specific question, due to a lack of time remaining in the meeting. Alderman Skinner stated confirmation that the consultant started with the 2010 MPO. He asked if they use any of the study for their next model. Mr. Marston answered that the current model will be plugged into the next version of the MPO's model.

6. 16-0563 Consideration of Resolution 2016-35, A Resolution To Be Entitled: "A Resolution To Defer A Decision About The Future Of The Property At 403 And 405 5th Avenue North, "The Hill Property," Until Such Time As Improvements To Bicentennial Park And Hillsboro Road Are Finished And Associated Activity Can Be Fully Assessed, And The Existing Metal Structures Should Be Removed."

City Administrator Eric Stuckey asked the Board if they would like to do a proposal process, and if so, when? He also asked for a general consensus on whether or not to demolish the existing buildings. Staff recommendation is to demolish the buildings and defer a specific proposal to some point in the future at a point when more development in the area and other infrastructure improvements are already underway.

Discussion:

Alderman Burger asked if there is any reason to keep the buildings for the City's use in an emergency. Mr. Stuckey answered that the buildings aren't in very good condition; they are 40+ years old and the benefit to getting them down is an attractive hillside.

Alderman Martin believes the buildings should come down. She would like to wait to decide what to do with the property until proposals for the hill are received.

Alderman Bransford added she would like to hear public comments.

Alderman Skinner added that there are items to consider such as the completion of Bicentennial Park, the use for the park, and projections with a parking study through that area and downtown. Satellite parking may be a possibility. He stated it would be premature to decide what the long term future will be until a more thorough evaluation of this area is complete.

Alderman Barnhill stated it is premature to set aside a designation for the hill, but not premature to tear down the buildings.

Vice Mayor Blanton stated that waiting only makes the price go up further, but supports tearing down the building. Alderman Burger said she is not opposed to housing at that area, but agrees with taking down the building.

Mr. Stuckey suggested the Board do something similar with the Hill property as they did with the property at Five Points Post Office Building; ask for proposals to come in, decide if any of those are acceptable, and then work out a long term lease arrangement. If the Board decides to sell the property, a sealed bid process would be required.

Public comment:

Steve Murray, Director of Community Housing Partnership, addressed the Board. He distributed a hand out that asks the Board to consider the fact that this is part of the Hard Bargain neighborhood. The proposed use of the land does not take into consideration the nearby cemeteries. He is asking that language be added to the resolution to address this.

Mort Stein, 1627 Kinnard Dr.; stated that several housing studies have documented the problems of availability of housing. Surveys document that residents' desire housing that is attainable for local workforce. Asks that BOMA direct staff to prepare a housing plan based upon the studies that have been funded by the City of Franklin and the Chamber of Commerce.

Pam Stone, 608 Mt. Hope Street; Treasurer for Hard Bargain Neighborhood Board. Encourages BOMA not to wait until after Bicentennial Park project and Hillsboro Road widening projects are complete.

Paul Lebovitz, 102 Winslow. Stated that he participated in the development of the Crescent Center Building project on Moores Lane many years ago. He encourages the Board to not tear down the buildings.

Mayor Moore asked for direction on a proposal; Aldermen Barnhill, Martin, and Skinner offered support to tear down the building, but affirmative direction was not received to go forward with a proposal for the Hill property.

Other Business

None

Adjournment

Work Session adjourned @ 6:45 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Lanaii Benne, Assistant City Recorder