



# City of Franklin

109 3rd Ave S  
Franklin, TN 37064  
(615)791-3217

## Meeting Agenda Work Session

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Tuesday, November 10, 2015

5:00 PM

Board Room

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### Call to Order

### Citizen Comments

#### WORKSESSION DISCUSSION ITEMS

1. [15-0904](#) Presentation by Downtown Neighborhood Association  
**Sponsors:** Administration  
**Attachments:** [DNA Presentation - BOMA Meeting Nov 2015](#)  
BOMA Meeting Nov 2015 V3
  
2. [15-0967](#) Presentation on MTEMC Tree Growth Regulators  
**Sponsors:** Ald. Brandy Blanton  
**Attachments:** [Franklin Presentation MTEMC TGRs 2015.pdf](#)
  
3. [15-0995](#) \*Consideration of Resolution No. 2015-90 Entitled, "A Resolution To Approve A PILOT (Payment In Lieu Of Taxes) Program For The LEEKO III, LLC (Lee Company), As Requested By The Industrial Development Board (IDB) Of Williamson County, Tennessee (11/10/15 WS)  
**Sponsors:** Eric Stuckey  
**Attachments:** [2015-90 Resolution to Approve PILOT for LEEKO III, LLC](#)  
[Lee Company - Project Agreement](#)  
[Lee Company - 2015 10 26 - SIGNED - IDB Resolution](#)  
[Lee Company - Property Tax and Abatement calculations](#)

4. [15-0899](#) \*Consideration of Ordinance 2015-51, To Be Entitled, “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections, And To Modify Figure 5-37 Which References Subsection 5.3.6(3), And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9), Which References Roof Types On Nonresidential Structures.” Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0) FIRST OF THREE READINGS

**Sponsors:**

Ald. Ann Petersen

**Attachments:**[Ordinance 2015-51 Convenience Stores and Automotive Uses.pdf](#)[CoolSpringsCorridor\\_AutoUses](#)[EasternQuadrant\\_AutoUses](#)[NorthenQuadrant\\_AutoUses](#)[SouthernQuadrant\\_AutoUses](#)[WesternQuadrant\\_AutoUses](#)

5. [15-0931](#) \*Consideration Of Ordinance 2015-55, To Be Entitled, “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Entitled “Permitted Uses,” And Chapter 3, Section 3.2, Subsection 3.2.5(1)(B), To Add The Use Classification Clinics As A Permitted Use In The CC - Central Commercial District, And Amend Chapter 5, Section 5.9, Subsection 5.9.4, Table 5-9, Entitled “Minimum Off-Street Parking Standards [1] [2] [3] [4] [6]” To Revise The Use Type For Clinics.” Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0) FIRST OF THREE READINGS

**Sponsors:**

Ald. Ann Petersen

**Attachments:**[Ordinance 2015-55 - Add Clinic Use to CC Amend Parking Table\\_Law Approve](#)[Clinic Use Map](#)

6. [15-0933](#) \*Consideration Of Ordinance 2015-54, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Entitled "Base District Density And Building Height [1], [2]," And Section 3.5, Subsection 3.5.6 (2)(b)(xi), Entitled "Landscape," And Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Entitled "Required Open Space Set-Aside" In Order To Revise The Landscape Surface Ratio And Open Space Requirements Within Central Franklin Character Area Overlay District, Special Area CFCO-1 And Special Area CFCO-9." ; Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0) FIRST OF THREE READINGS
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ordinance 2015-54 - LSR CFCO1 ZO Text Amendment Approved by Legal Ed LSR CFCO1 and 9 Map](#)
7. [15-0935](#) \*Consideration Of Ordinance 2015-59, To Be Entitled, "An Ordinance To Rezone 5.19 Acres From Specific Development-Residential District (SD-R 9.16) to Attached Residential 20 District (RM-20) For Property Located At 780 Oak Meadow Drive"; Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0) FIRST OF THREE READINGS
- Sponsors:** Ald. Ann Petersen
- Attachments:** [ORD 2015-59 OakMeadow redline](#)  
[5946 Woodlands RZ Lots 21](#)  
[Woodland Subdivision \(Oak Meadow Drive\), rezoning lot 21 PLAN](#)
8. [15-0936](#) \*Consideration of Ordinance 2015-58, To Be Entitled, "An Ordinance To Rezone 38.5 Acres From Specific Development-Residential District (SD-R 9.16) To Specific Development-Residential District (SD-R 10.6) For Property Located At Southwinds Drive, 1801 Brockton Place, And 549 Oak Meadows Drive." Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0) FIRST OF THREE READINGS
- Sponsors:** Ald. Ann Petersen
- Attachments:** [ORD 2015-58 Southwinds redline](#)  
[5946 Woodlands RZ Lots 12 13 14 15](#)
9. [15-0555](#) Consideration of Ordinance 2015-19 "An Ordinance to Amend the City Of Franklin Municipal Code, Appendix A - Comprehensive Fees and Penalties, Chapter 12 Relating to Residential Construction Permit Fees"
- Sponsors:** Chris Bridgewater and Building and Neighborhood Services (BNS)
- Attachments:** [00027835](#)  
[Permit Fee Comparison 2015](#)  
[Single Family Permit Fees - Operations Budgets - rev. 10.14.2015](#)

10. [15-0971](#) DRAFT Consideration of bid award to American Development Corporation of Fayetteville, Tennessee in the delivered bid price amount of \$1.45 per gallon for the water and wastewater treatment chemical sodium hypochlorite for a specified term of award, with options to extend, for the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-001; Contract No. 2015-0361)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-001 Tabulation of bids](#)
11. [15-0972](#) DRAFT Consideration of bid award to American Development Corporation of Fayetteville, Tennessee in the delivered bid price amount of \$1.45 per gallon for the Water Reclamation Facility for the wastewater treatment chemical sodium hydroxide for a specified term of award, with options to extend, for the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-002; Contract No. 2015-0362)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-002 Tabulation of bids](#)
12. [15-0973](#) DRAFT Consideration of bid award to Brenntag Mid-South, Inc. of Henderson, Kentucky in the delivered bid price amount of \$1.98 per gallon for the Water Reclamation Facility for the wastewater treatment chemical muriatic acid (hydrochloric) for a specified term of award, with options to extend, for the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-003; Contract No. 2015-0363)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-003 Tabulation of bids](#)
13. [15-0974](#) DRAFT Consideration of bid award to Polydyne, Inc. of Riceboro, Georgia in the delivered bid price amount of \$0.84 per pound for the Water Reclamation Facility for the wastewater treatment chemical sludge polymer for a specified term of award, with options to extend, for the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-004; Contract No. 2015-0364)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-004 Tabulation of bids](#)

14. [15-0975](#) DRAFT Consideration of bid award to Waste Management, Inc. of Tennessee / Cedar Ridge Landfill of Lewisburg, Tennessee in the unit price amount of \$31.11 per ton for sanitary landfill disposal of biosolid sludge produced at the Water Reclamation Facility for a specified term of award, with options to extend, for the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-010; \$330,750 budgeted in 431-82270-52213 for fiscal year 2016; Contract No. 2015-0353)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-010 Tabulation of bids](#)
15. [15-0976](#) DRAFT Consideration of bid award to Turfmaker Corporation of Rowlett, Texas in the total lump-sum amount of \$28,190 for a minimum of one (1) new and unused trailer-mounted hydroseeder for the Stormwater Division of the Streets Department (Purchasing Office Procurement Solicitation No. 2016-012; \$31,925 to be budgeted in 135-89520-43120 for fiscal year 2016; Contract No. 2015-0367)
- Sponsors:** Joe York and Steve Grubb
- Attachments:** [2016-012 Tabulation of bids](#)
16. [15-1010](#) Consideration of Resolution 2015-94, A Resolution Extending the Interim Position of Planning and Sustainability Director to May 31, 2016 or until a Planning and Sustainability Director is selected.
- Sponsors:** Eric Stuckey
- Attachments:** [2015-94 RES Interim Planning Director Position Extension to 04-30-16 .docx](#)
17. [15-1009](#) Consideration of Employment Contract with City Administrator, Eric Stuckey (COF Contract No. 2015-0349).
- Sponsors:** Dr. Ken Moore
- Attachments:** [Stuckey Agreement\\_2015](#)

## Other Business

## Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.