
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 28, 2017 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Pearl Bransford	P	Alderman Dana McLendon	P
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Brandy Blanton	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Becky Caldwell, SES Director	P
Vernon Gerth, ACA Community/Economic Dev	P	Lisa Clayton, Parks Director	P
Kristine Tallent, ACA/CFO	P	Kevin Townsel, HR Director	P
Mark Hilty, ACA Public Works	P	, Water Management Director	--
Shauna Billingsley, City Attorney	P	Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Emily Hunter, Planning & Sustainability Director	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS 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

- ▲ Evelyn Gentry Hickerson, 4221 Warren Road, Franklin, founder and executive director of the Gentry Educational Foundation, came forward with her Aunt Hester to speak about Gentry's Educational Centers. Seventy years ago tutoring and enrichment classes began. Now, there are 370 students from Franklin and Williamson County. They are a non-profit entity. She expressed appreciation that the City considered them for assistance. The money allowed them to hire a guidance counselor. They hope to open their doors to more students and parents in future.
- ▲ Vice Mayor Bransford asked about them taking in disruptive students.
- ▲ Ms. Hickerson said taking in those students has led them to excel and become citizens of the month and citizens of the year. These boys are called Gentry's Gentlemen. Being a non-profit, there is no way they can provide these services without pay. Funding is \$20 per week, and people sponsor children to receive an array of classes including music. The Center employs 45, 35 of which are certified teachers and the main leaders.
- ▲ Alderman Barnhill asked how they function with school systems.
- ▲ Ms. Hickerson responded that it is half and half between the school systems.
- ▲ Alderman Martin praised Ms. Hickerson's excellent teaching skills, and thanked her for what she is doing in this Center.

Eric Stuckey introduced Kevin Townsel, the City's new Human Resources Director, and recognized Shirley Gower, outgoing HR Director, for spending time after her recent retirement to keep things going until her replacement was hired.

Mr. Stuckey then recognized Mark Hilty, who served as Water Management Director for over 10 years, and was recently named Assistant City Administrator for Public Works.

WORK SESSION DISCUSSION ITEMS

1. **17-0215 Consideration of Event Permit for Boots For Troops 5K Sponsored by Medals of Honor, Inc. on November 18, 2017 at the Park at Harlinsdale Farm.**

Lisa Clayton, Parks Director

No questions or comments.
2. **17-0213 Consideration of Event Permit for the Rodeo Parade Sponsored by the Franklin Noon Rotary Club on May 13, 2017 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments.
3. **17-0214 Consideration of Event Permit for Wine Down Main Street Sponsored by the Boys and Girls Club of Middle Tennessee on November 4, 2017 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments.
4. **17-0147 Presentation by Franklin Transit of Proposed Changes to Fixed Route Services.**

Debbie Henry, Executive Director
Stanton Higgs, Business Development & Operations Dir.
Andrew Parker, TranSystems Transportation Planner
Diane Thorne, Regional Transportation Director

Study Goals

- Create a solid foundation for future regional transit connections
- Increase service to Cool Springs
- Increase mobility for transit dependent populations
- Reallocate resources from lesser demand to high demand areas
- Attract new riders by making transit quicker, more reliable, and more frequent
- Shift main transfer location to Franklin Transit Authority offices
- Shift riders from ToDD to fixed routes for work/other trips

Public Meetings

Four Options Presented

Top Concerns

- Direct service on Natchez Street should remain
- Need more direct routing to Carothers Parkway
- Murfreesboro Road is important to serve
- The Westhaven neighborhood would not generate much ridership
- Need for direct service to Franklin High School for a special needs group
- Reduction of ToDD service

Results

- Adjustments made to proposed new routes
- Option 3 was chosen to move forward
- A new option (Option 5) was developed based on input

Option 3: SouthBound Route Elimination Map

Route 1: Cool Springs

Route 2: Westside

Current Routes

Option 5: Express Service Map

Route 1: Liberty-Mallory

Route 2: Westside

Route 3: Cool Springs Express

Current Routes

Option Comparison (all numbers rounded up to the nearest 1,000)

Access, Infrastructure, Vehicles

	Jobs Served	Population Served	Minority Riders	Low Income Riders	% ToDD Riders Served	Stops	Fixed Route Vehicles	ToDD Vehicles
Option 3	36,271	15,332	4,106	2,683	59%	200	6	4
Option 5	40,286	19,231	4,465	2,887	68%	236	8	4
<i>Current</i>	22,857	12,519	3,415	2,482	76%	74	3	4

	FY 2017 Budget	FY 2018 Budget Option 3	FY 2018 Budget Option 5
REVENUE - OPERATING			
Local	\$ 861,456	\$ 842,243	\$ 1,150,647
Fares	\$ 107,500	\$ 144,500	\$ 162,500
State	\$ 271,550	\$ 282,422	\$ 301,156
Federal	\$ 688,349	\$ 901,264	\$ 920,625
Other	\$ 12,900	\$ 12,900	\$ 12,900
TOTAL OPERATING REVENUE	\$ 1,941,755	\$ 2,183,329	\$ 2,547,828
REVENUE-PLANNING	\$ 75,000	\$ 177,500	\$ 177,500
REVENUE-CAPITAL	\$ 230,000	\$ 330,000	\$ 460,000

Operation Recommendations

Service Span/Days

- Weekday service 6:40 AM to 6:30 PM
- Saturday service 8:40 AM to 6:00 PM
- No Sunday or holiday service

Service Frequency

- 30 minute frequency for the routes serving the west side (every day) and Carothers Parkway (weekdays)
- 60 minute frequency at all other times

Vehicles

- Same vehicle type (fixed route vehicles will look different than ToDD vehicles)

Stops

- Number of stops increases
- A passenger amenity standard will be developed for each stop (sign, bench and/or shelter)

They are positioning local transit to feed into the regional transit system. Option 5 would be the next step before regional coverage in Cool Springs. Additional local funding needed for Option 5. Option 5 would triple the number of stops. Stops are not evenly spaced now and the stops would be redone. They've budgeted for an app that will let people know when buses are due and they plan to make fares payable by phone, card, or some other means.

The Aldermen asked several questions during discussion. Concern expressed about the traffic on Carothers and it was explained how that will be handled. It was also explained why some stops will be eliminated. Columbia State will be included on a route. Option 3 could be implemented in June. Option 5 would probably be in October. There is a \$300,000 difference in what it would cost the City for Option 5. Since Option 5 is the next step after Option 3, it was asked if the Board thought Option 3 should be implemented only to change stops, signage, and all a short time later.

Mayor Moore emphasized the routes start at the Transit Center, and the time has been reduced from one hour to 30 minutes between buses.

5. **17-0067 Continued Discussion of ORDINANCE 2017-02, “An Ordinance to Amend Various Sections of Chapter 4 of Title 16 and Chapter 16 of Appendix A of the Franklin Municipal Code Concerning Road Impact Fees.**

Eric Stuckey, City Administrator
Vernon Gerth, ACA C&ED
Paul Holzen, Engineering Director

Lynn Osland, Development Services Operations Analyst

Vernon Gerth said during the last discussion the question was, what fee development would be paying as a proportionate share of road development that impacts arterial roads and the consideration of including collector roads. Lynn Osland had shared her calculations as well. To make a small step forward it was suggested collector roads be added at 50%. Ideally, it should be 100%.

Ms. Osland gave the figures for potential Collector Fees @ 50%:

- Service Area 1 Cool Springs Area: \$1,048,565
- Service Area 2 Berry Farms Area: \$1,114,313
- Service Area 3 Westhaven Area: \$ 451,812
- Service Area 4 Franklin Road Area: \$ 101,915

MTP Collector Cost Per Service Area

- Service Area 1: \$144,562,000
- Service Area 2: \$ 61,600,000
- Service Area 3: \$108,873,333
- Service Area 4: \$ 91,452,000

- ▲ Paul Holzen said improvements are needed in all four areas. Development is paying their proportionate share.
- ▲ Alderman McLendon: Other than the impact on affordable housing, why don't we just do this?
- ▲ Mr. Holzen: It is to replace capacity as we go.
- ▲ Alderman Petersen: If people are paying that, they will expect it to be built. Do we fold in the collectors?
- ▲ Alderman McLendon: If we make it 100% collectors, what would be the increase of cost passed on to the buyer of a \$275,000 house?
- ▲ For 100% of collectors it would go from \$5,000 to \$8,400. We have 7 years to spend it on collector roads.
- ▲ Alderman Petersen: When do we get to the place we can construct any one of these projects? Extra money will be needed from someplace else. It has to be for additional capacity added.
- ▲ Alderman Skinner: Collectors in proposed developments offer opportunities for offsets.
- ▲ Alderman Blanton: Regarding affordable housing, if our really low property tax had been increased incrementally over the years there wouldn't be this sticker shock. The homebuyer will bear the cost. On the whole the Board agrees affordable housing is needed.
- ▲ Vice Mayor Bransford: Her hope and intention is that we will continue to offer multiple price point housing in developments.
- ▲ Alderman McLendon: With all the traffic complaints we must try to do the most for the greatest number of people.

6. **17-0193 Annual Progress Report – Franklin Forward**

This item was not addressed due to time constraints.

7. 17-0176 Discussion of Non-Contiguous Annexation Requests and Draft Resolution 2017-17, Plan of Services for the Mayes Creek Properties Annexation Request.

Eric Stuckey, City Administrator

Vernon Gerth, ACA C&ED

Emily Hunter, Planning/Sustainability Director

James Svoboda, Principal Planner

Mr. Stuckey said the intent is to walk through the draft Plan of Services for the annexation of approximately 500 acres for development about one mile outside the City limits within the UGB (non-contiguous). There are other requests in the pipeline, and some of the same policy issues will come up again. Williamson County is the only county in the State that can annex non-contiguous property at this time.

Jeff Hines with Littlejohn, and Steve and Reece Smith, property owners/applicant, were here to discuss the request. Mark Hilty, Jim Svoboda and Emily Hunter joined the group.

Mr. Svoboda presented the following:

Non-contiguous Annexations

- The City may annex property located in the Urban Growth Boundary (UGB) that is not contiguous to the existing city limits upon the request of a property owner(s)
- Plan of Services (POS) for non-contiguous annexations have additional requirements
 - Must be prepared in cooperation with the County
 - City and County have to adopt interlocal agreements for the following items:
 - How emergency services will be provided to any interceding properties, and
 - Maintenance of roads and bridges located on the primary route to the area being annexed as deemed necessary by the City and County
- Several property owners have expressed interest in annexing property that is not contiguous to the city limits.

Key BOMA Policy Considerations – Non-contiguous Annexations

- Does the proposed development fit the City's broader land use vision/consistent with Long Range Plans?
- Does the proposed development fill a community need and bring high quality development to the City?
- Does the proposed development help advance Key Infrastructure Plans?
- What is the impact of the proposed development on overall level of City Services/Cost-Benefit?

Mayes Creek Annexation Request

- Request to annex 490 acres not contiguous to existing City limits (N. Chapel Rd/Hwy 96 E area)
- How does development fit broader land use vision/consistency with Envision Franklin?
- Located in Development Reserve and Neighborhood Commercial Design Concepts
- Property currently not located within reasonable proximity to sewer
- Existing road network not suitable for large scale development
- Does the proposed development fill a community need and bring high quality development to City?
- Need to further evaluate the details of proposed land uses and development plan
- Will require an amendment to Envision Franklin
- Does the development help advance key infrastructure plans?
- Applicant is proposing alternative wastewater treatment for initial phases of development.
- Proposed plan would not advance key long term sewer infrastructure plans for Mayes Creek Basin
- Should the City consider alternative wastewater treatment?
- Evaluation of impact on overall level of City Services/Cost-Benefit
- Draft POS has been prepared based on a preliminary analysis by City Departments
- Next Steps
- Does BOMA want to consider non-contiguous annexation requests?
- If yes, continue analysis of impact on city services and discussion of key policy issues with BOMA
- Begin process with County to Draft POS and required interlocal agreements.

Discussion:

- Very costly to get City sewer that distance
- Alderman Burger asked what this means long term for Mayes Creek. This led to discussion on decentralized treatment systems and the maintenance. The developer would have to be responsible for a decentralized system. Per State regulation, it would have to be a private entity or a utility company.
- The Board would like more information and discussion.
- The applicant is willing to work with the City.
- Keep to Franklin standards.

Other Business

None

Adjournment

Work Session adjourned @ 6:50 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 10:17 AM