

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, SEPTEMBER 12, 2017 – 5:00 P.M.**

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	Jack Tucker, Interim SES Director	
Vernon Gerth, ACA Community/Economic Dev.	P	Lisa Clayton, Parks Director	P
Mark Hilty, ACA Public Works	P	Michelle Hatcher, Water Management Director	P
Kristine Tallent, ACA/CFO	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Dir.	
Deb Faulkner, Police Chief		Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Jordan Shaw, 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

- ★ Comments were made following Item 1 – please see below

WORK SESSION DISCUSSION ITEMS

Water and Sewer Rate Correction

Eric Stuckey explained the following:

- ◆ In June 2016, the Board enacted water and sewer rates for 2017 and 2018 consistent with our five-year rate plan
- ◆ The plan called for 3.5% annual increases in water and 5.5% annual increases in sewer to be implemented on January 1st of each year.
- ◆ At first reading, the Board directed that “Option A” be implemented. This option placed the full impact of the increase on the use-based (volume-based) component of the rate structure.
- ◆ It has come to our attention that in bringing forward the ordinance establishing rates that the wrong version of the ordinance was included in the agenda materials for second and third reading. This version was enacted on January 1, 2017.
- ◆ The Board’s intent as expressed at the meetings and through their minutes is clear: the rate increase of 5.5% in sewer and 3.5% in water should be applied to the use-based component of the rate structure.

RATE COMPARISON – INSIDE THE CITY

Approved (Option A)–Sanitary Sewer 2017	
<i>Residential-Inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$16.55
Next 14,000 gallons	\$ 5.54
All additional gallons	\$ 4.75
<i>Commercial-inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$41.98
Next 14,000 gallons	\$ 6.09
All additional gallons	\$ 5.10

Applied Rate – Sanitary Sewer 2017	
<i>Residential-Inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$18.55
Next 14,000 gallons	\$ 4.82
All additional gallons	\$ 4.03
<i>Commercial-inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$43.98
Next 14,000 gallons	\$ 5.37
All additional gallons	\$ 4.38

Approved (Option A)–Water 2017	
<i>Residential-Inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$11.86
Next 9,000 gallons	\$ 4.71
Next 15,000 gallons	\$ 5.64
All additional gallons (per 1,000)	\$ 6.57
<i>Commercial-inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$18.49
Next 9,000 gallons	\$ 4.69
Next 15,000 gallons	\$ 5.62
All additional gallons (per 1,000)	\$ 6.55

Applied Rate – Water 2017	
<i>Residential-Inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$12.86
Next 9,000 gallons	\$ 4.56
Next 15,000 gallons	\$ 5.49
All additional gallons (per 1,000)	\$ 6.42
<i>Commercial-inside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$19.49
Next 9,000 gallons	\$ 4.54
Next 15,000 gallons	\$ 5.47
All additional gallons (per 1,000)	\$ 6.40

BILLING EXAMPLES

7,000 Gal/Mo. Customer	2017 Board Approved	2017 Implemented	2017 Difference
<i>Residential Inside Sanitary Sewer</i>	\$49.79	\$47.47	(\$2.32)
<i>Residential Inside Water</i>	\$40.12	\$40.22	\$0.10
Totals	\$89.91	\$87.69	(\$2.22)

7,000 Gal/Mo. Customer	2018 Board Approved	2018 Implemented	2018 Difference
<i>Residential Inside Sanitary Sewer</i>	\$52.49	\$56.77	\$4.28
<i>Residential Inside Water</i>	\$41.62	\$41.82	\$0.20
Totals	\$94.11	\$98.59	\$4.48

RATE COMPARISON – OUTSIDE THE CITY

Approved (Option A)–Sanitary Sewer 2017	
<i>Residential-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$21.63
Next 14,000 gallons	\$ 8.68
All additional gallons (per 1,000)	\$ 7.53
<i>Commercial-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$45.46
Next 14,000 gallons	\$ 9.51
All additional gallons (per 1,000)	\$ 7.62

Applied Rate – Sanitary Sewer 2017	
<i>Residential-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$23.63
Next 14,000 gallons	\$ 7.45
All additional gallons (per 1,000)	\$ 6.30
<i>Commercial-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$47.46
Next 14,000 gallons	\$ 8.28
All additional gallons (per 1,000)	\$ 6.39

Approved (Option A)–Water 2017	
<i>Residential-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$14.30
Next 9,000 gallons	\$ 7.29
Next 15,000 gallons	\$ 7.87
All additional gallons (per 1,000)	\$ 8.45
<i>Commercial-outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$22.21
Next 9,000 gallons	\$ 7.21
Next 15,000 gallons	\$ 7.79
All additional gallons (per 1,000)	\$ 8.37

Applied Rate – Water 2017	
<i>Residential-Outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$15.85
Next 9,000 gallons	\$ 7.06
Next 15,000 gallons	\$ 7.64
All additional gallons (per 1,000)	\$ 8.22
<i>Commercial-outside, per 1,000 gallons</i>	
Availability charge (1,000 gallons)	\$23.76
Next 9,000 gallons	\$ 6.98
Next 15,000 gallons	\$ 7.56
All additional gallons (per 1,000)	\$ 8.14

BILLING ISSUE SUMMARY

- ◆ This is fixable through an administrative correction. The Board's direction and intent is clear in the approved minutes.
- ◆ Bills for the affected 6 months of billing in 2017 will be evaluated for each customer and credited where appropriate.
- ◆ Rates will be corrected immediately through an administrative process to establish the rates approved by the Board in 2016.
- ◆ Average combined monthly overpayment for residential customers where they occurred are approximately \$1.30 per month (less than \$8 for the period) with an overall impact across customer classes for both water and sewer of less than \$200,000.
- ◆ The maximum overpayment during the 6 months' period is \$18 for inside the City customers and \$21.3 for outside the City customers. There will be no effort to recapture any underpayment that occurred during 2017.
- ◆ Notifications to customers will start the next billing cycle which begins at the end of this week.
- ◆ Credits, where appropriate, will be calculated and applied to all customer accounts by the end of the calendar year.

Mr. Stuckey apologized for the error. The errors were mainly on lower gallon usage.

Alderman McLendon pointed out that water and sewer funds are self-sustaining with revenue from the ratepayers. The funds cannot make a profit. Periodic rate increases are to keep the funds in balance.

1. 17-0702 Presentation of Sports Feasibility Study by Williamson County Government and Williamson County CVB

Ellie Westman Chin, President & CEO WCCVB
Rogers Anderson, Williamson County Mayor

Ms. Chin presented an overview of the study:

- Identified need for more sports facilities throughout Williamson County – indoor and outdoor for numerous sports (soccer, rugby, and lacrosse, swimming, tennis), and hockey, basketball, volleyball and baseball. Tennessee Secondary School Athletic Association- wrestling.
- Recommended tournament level facility/complex to attract state, regional and likely national events.
- Tennessee Rugby Foundation working to develop a U.S. Rugby and Sports Complex in middle Tennessee.
- Williamson County key factors include: a central, drivable location; existing base of hotel rooms nearby; favorable climate, longer season than northern competitors.
- Large concentration of hotels around Cool Springs Galleria
- Nearly 500 restaurants in Williamson County with 82% in Franklin and Brentwood
- Proximity to other attractions and entertainment critical for events to partner with, provide options for visitors
- A-Game Sportsplex closure caused a loss of six courts and two sheets of ice. Displaced approximately 32 events and more than 17 room nights. Basketball 51%, Hockey 29%, Volleyball 13%. Many events lost as well as room nights in hotels.
- Williamson County is a popular destination for youth/amateur sports teams and events regionally and nationally.

Local Sports Facility Supply

- Mix between City and County managed parks
- Majority of facilities in Franklin or Brentwood
- Jim Warren Park, Williamson Co. Soccer Complex & Crocket Park are some of the largest in the county.
- Despite a decent supply of baseball and soccer fields, playing time is difficult to schedule and tournament play is virtually impossible.
- Population growth has led to inevitable demand growth for youth sports

Regional Sports Facilities

- Williamson County's location relative to other locations in region is attractive to event organizers
- A majority of regional indoor facilities accommodate local and regional demand. There is also a lack of a premier indoor facility throughout the region.

Indoor Facility Recommendations

- Numbers given for A-Game remaining closed and A-Game reopening.
- Cost for full build-out \$65,593,000

Outdoor Facility Recommendations

- Numbers given for full build-out and for Phase I and Phase II
- Cost for full build-out \$60,958,000, Phase I \$35,340,000, Phase II \$25,618,000

Demand and Financial Projections

- All scenarios reflect Net Operating Income in the red.
- Summary of 20-year impact on room nights, jobs, and taxes scenarios reviewed

Operating Models

- **Public:** Operated as a public facility, programmed with recreational programs, rented by club programs, revenues and expenses all public
- **Private Non-Profit:** Operated by foundations, tenants. Revenues and expenses all non-profit organization
- **Public-Private Partnership:** Publicly owned and privately operated, tenant(s) program facility, public assists in maintenance and capital costs, revenues and expenses shared.
- **Private For-Profit:** New companies emerging with minimal-tested experience, revenues and expenses all private.

Mayor Anderson related the Williamson County Sports Authority was established about a year ago and is not attached to any City or the County. Seven to nine people were appointed that are interested in amateur sports. The Authority has received inquiries from those interested in partnerships. People outside Tennessee have expressed interest as well. Pairing with a healthcare company is a possibility. Taxpayers pay for the current county facilities and have first dibs on using the facilities.

- Alderman Burger: Explore all operating models to see which works best and look at different complexes in places similar to Williamson County and unlike Williamson County.
- Alderman McLendon: The financial projections show the facilities lose money. Would it be subsidized every year by taxpayers?
- The response was that participants would subsidize the facility.

★ Citizen Comments on Non-Agenda Items:

- Anita Hendrix, 199 Royal Oaks, Franklin: Referred to BOMA Item 18 and asked the Board to vote yes to rezoning 199 Royal Oaks to Office Residential for her State Farm Insurance Office. Her request to rezone several years ago was denied and she was told to wait until the road was widened. She sees around 10 clients a week and has put buffers at the back of the property and along London Lane as well as at the apartments.
- Jim Mitchell, 228 London Lane, Franklin: Lives next door to 199 Royal Oaks. The traffic light is in close proximity, but not at London Lane and doesn't help with traffic. Many neighbors are against the zoning change and want the infrastructure in place first. He asked that Item 18 on the BOMA agenda be denied or at least put on hold until the Royal Oaks improvements are done.

2. 17-0787 City of Franklin Litter Prevention Strategy

Milissa Reiersen, Communications Manager
Andrew Orr, Principal Planner

Dana Kose, Sustainability Commission member, Milissa Reiersen and Andrew Orr presented:

Litter in Franklin

- Citizen complaints about roadside litter and debris
- Trash from construction sites and un-tarped trucks
- Loose trash in rollout bins
- Unintentional littering
- Overall, Franklin is doing well

Goal: Heighten Public Awareness

Target Audience:

- Construction Industry-tarps and clean job sites
- Neighborhoods—avoid loose trash in bins
- All Residents and Visitors

Contractors:

- Signage at Transfer Station
- Signage at Construction sites
- Signage on Commercial Dumpsters
- Signage in the Building and Neighborhood Services Department
- Car Decals on BNS fleet vehicles

Neighborhoods:

- Temporary signage at entrance to neighborhoods
- Social Media
- Stickers, magnets or words designed on new roll-outs

Social Outreach for Residents & Visitors:

- #trashfreefranklin
- #stayclassynottrashyfranklin
- TDOT uses #NobodyTrashesTennessee

Toronto With A Southern Flair: (Takeoff on Toronto's "Littering Says a Lot About You" campaign)

- Quit Being Ugly
- Y'all Ain't Right
- Well I'll Be
- What in Tarnation
- Bless Your Heart

Tagline Ideas:

- Litter is NOT a southern expression
- Litter is NOT a southern tradition
- Don't make litter a southern tradition
- Don't make litter a Franklin tradition

Awareness

- Conduct a litter index survey to determine the amount of roadside debris. Involves going around Franklin and rating the amount of litter visible from City streets.
- Create a webpage listing resources.
- Create a mechanism for reporting litter.
- Launch a social media campaign to raise awareness with weekly posts, a catchy hashtag, and a video highlighting ways to reduce unintentional litter.

Social Media Posts (Trash Talking Tuesdays)

Weekly Posts Could Include:

- #StayClassyNotTrashyFranklin, #NobodyTrashesTennessee – 72% of litter in Tennessee is considered negligent litter, which includes vehicle debris and trash flying out of uncovered pickup truck beds.
- #TrashTalkingTuesday, #StayClassyNotTrashyFranklin, #NobodyTrashesTennessee-It cost taxpayers at least \$15 million annually to pick up litter in Tennessee!

- #TrashTalkingTuesday, #StayClassyNotTrashyFranklin-If you are hauling debris make sure your load is covered to prevent items from flying off or falling out of your truck!

Prevention Ideas

- Create anti-littering car decals to be placed on fleet vehicles.
- Provide signage, as part of the permitting process, to be placed on commercial dumpsters.
- Include materials with building permits to maintain clean construction sites.
- Require signs be placed at residential construction sites containing contact information to report litter as well as other common issues.
- Create stickers or decals for rollout bins reminding citizens to bag their trash and recycle or when ordering new bins, the words "Bag Your Trash" will be designed on the dumpsters at an extra cost.
- Use municipal staff to conduct periodic street clean-ups.
- Design large wraps to be placed on refuse trucks discouraging litter.

Interagency Coordination

- The Williamson County Jail uses inmates to clear roadsides of trash and debris.
- Keep Williamson Beautiful provides clean up kits to volunteers.
- TDOT has an online form and also a toll-free number citizen can call to report litter.

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- Alderman Burger said she had been receiving many complaints from residents noticing more and more trash scattered around, and brought the problem to the City's attention. She is happy this program is being implemented.
 - Alderman Skinner requested a baseline survey to use in future to compare information.
 - Alderman Martin mentioned a resident who picks up and bags trash she sees when out walking.
 - Vice Mayor Bransford related that the Housing Commission does neighborhood cleanups.

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| 3. | 17-0770 | Consideration of Event Permit for Franklin High School Homecoming Parade in Downtown Franklin on October 6, 2017.
No questions or comments | Deb Faulkner, Police Chief |
| 4. | 17-0803 | Consideration of Event Permit for Centennial High School Homecoming Parade in Cool Springs on October 5, 2017.
No questions or comments | Deb Faulkner, Police Chief |
| 5. | 17-0771 | Consideration of Event Permit for Celebration of Nations benefitting Sister Cities in Downtown Franklin on October 14, 2017.
No questions or comments | Deb Faulkner, Police Chief |
| 6. | 17-0772 | Consideration of Event Permit for the Turkey Trot 5K sponsored by Graceworks Ministries on November 23, 2017 in Cool Springs.
No questions or comments | Deb Faulkner, Police Chief |
| 7. | 17-0773 | Consideration of Event Permit for Jingle Bell Run 5K sponsored by the Arthritis Foundation on December 2, 2017 in Downtown Franklin.
No questions or comments | Deb Faulkner, Police Chief |
| 8. | 17-0774 | Consideration of Event Permit for Dickens of a Christmas sponsored by the Heritage Foundation on December 9-10, 2017 in Downtown Franklin.
No questions or comments | Deb Faulkner, Police Chief |
| 9. | 17-0775 | Consideration of Event Permit for the Heritage Foundation 50th Anniversary Celebration on November 12, 2017 in Downtown Franklin.
No questions or comments | Deb Faulkner, Police Chief |
| 10. | 17-0741 | Consideration of Retail Liquor License Renewal Application for Happy Ours Wine and Spirits (Nicole Barclay, Managing Agent), 327 Independence Square, Franklin, Tennessee 37064.
No questions or comments | Lanai Benne, Assistant City Recorder |

11. 17-0742 **Consideration of Retail Liquor License Renewal for Carothers Wine and Spirits (Surati Retail Investments 3, LLC) Vrushank Ramesh Surati (Managing Agent), 103 International Drive, Franklin, Tennessee 37067.**
No questions or comments **Lanai Benne, Assistant City Recorder**
12. 17-0805 **★Consideration of Interlocal Agreement Between The City of Franklin and Tennessee Department of Environment and Conservation for Financial Assistance with the Total Maximum Daily Load Study (COF Contract No. 2017-0219)**
Mark Hilty, ACA Public Works
Michelle Hatcher, Water Management Director
TDEC is leading in the partnership with the EPA for financial assistance to facilitate the City's participation in the Total Maximum Daily Load Study of the Harpeth River. The motion at the voting meeting should include that the City Administrator and City Attorney have the authority to finalize the agreement with their modifications in wording.

A letter was received from the Harpeth Conservancy objecting to the Interlocal Agreement. It was submitted for the record.
13. 17-0783 **★Consideration of Corridor Management Agreement (COF Contract No. 2017-0209) for State Route 6 (US-31).**
Paul Holzen, Engineering Director
Mr. Holzen related the City is working with County jurisdictions to make this corridor work as efficiently as possible.
14. 17-0780 **★Consideration of a Professional Services Agreement (COF Contract No. 2017-0175) with Hethcoat and Davis, Inc. for the Henpeck Lane Sanitary Sewer Extension Project in an Amount Not-to-Exceed \$172,297.**
Paul Holzen, Engineering Director
Michelle Hatcher, Water Management Director
Agreement modified. Environment issues regarding wetlands. Funded by County Facilities Tax fund.
15. 17-0695 **Consideration of RESOLUTION 2017-61, To Be Entitled: "A Resolution Approving a Development Plan for Jordan Road PUD Subdivision, with 1 Modification of Standards (for Cul-de-Sac Length Greater than 500'), for the Property Located East of Mack Hatcher Parkway and North of Liberty Pike, 622 Jordan Road." Establishing a Public Hearing for October 10, 2017.**
Alderman Ann Petersen, FMPC Representative
Brad Baumgartner, Senior Planner
Item deferred to October 10, 2017 with Public Hearing on November 12, 2017.
16. 17-0731 **★Consideration of ORDINANCE 2017-28, To Be Entitled: "An Ordinance to Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, for the Property Located North of Boyd Mill Avenue & South of Highway 96, 3206 Boyd Mill Avenue." Establishing a Public Hearing for October 10, 2017.**
Alderman Ann Petersen, FMPC Representative
Brad Baumgartner, Senior Planner
Applicant zoning request for R-2 is supported by Envision Franklin. Substantial off-site sewer work necessary to serve the subject property with sanitary sewer. The existing low-pressure sewer serving the property is only sufficient to serve the current single-family residence. There is no Site or Development Plan.

Discussion:
 - Alderman Martin asked how many houses were planned for the approximate 19 acres. Concerned that much of the property is hillside.
 - Amy Diaz-Barriga said if all conditions are ideal the number would be 38 units. As it is now, probably 18 units.
 - Alderman Petersen: There is a height overlay problem.
 - Alderman Barnhill: If there are sewer capacity issues shouldn't the Board know what they are.

- Mr. Baumgartner noted this request is just for rezoning and the only consideration is compliance with Envision Franklin. Rezoning from R-1 to R-2 is the only issue.
- Paul Holzen related the applicant would have to ask for sewer availability. The applicant was told it was low-pressure and they would need to connect to Franklin Green. Low pressure can't support the R-1. This request in no way gives them sewer availability.
- Eric Stuckey noted this is just for rezoning. Sewer availability is usually with the Development Plan.

Citizen Comment:

- Libby Marley, 3214 Boyd Mill Avenue, Franklin: Ms. Marley submitted a packet of information for the record. She lives adjacent to the property in question and said that Boyd Mill has lot of issues as it is an old country road and dangerous. Buildings are in the curve. Inside the curve site lines are poor as there is quite a lot of vegetation. She observed 270 vehicles in a one-hour period. It is not a shortcut to go down Boyd Mill as some evidently believe. A development will exacerbate the traffic and problems. Some elements are steep and the run-off can't be handled. She is very concerned.

Items 17 through 20 were Withdrawn

17. 17-0712 **Consideration of RESOLUTION 2017-55, To Be Entitled: "A Resolution Adopting a Plan of Services for the Annexation of a Portion of Ridgeway Drive Right-of-Way, by the City of Franklin, Tennessee." Establishing a Public Hearing for October 24, 2017.**

Item Withdrawn

**Franklin Municipal Planning Commission
Josh King, Senior Planner**

18. 17-0713 **Consideration of RESOLUTION 2017-56/ORDINANCE 2017-39, To Be Entitled: "A Resolution and Ordinance to Annex 0.37 Acres of Ridgeway Drive, Property Located South of Murfreesboro Road and East of Carothers Parkway and Adjoining the City Limits Within the Eastern Part of the Franklin Urban Growth Boundary (UGB).**

Item Withdrawn

**Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner**

19. 17-0714 **Consideration of RESOLUTION 2017-65, To Be Entitled: "A Resolution Adopting a Plan of Services for the Annexation of the Remainder of Ridgeway Drive, All of Stanford Drive, and a Portion of Beacon Hill Drive Right-of-Way, by the City of Franklin, Tennessee."**

Item Withdrawn

**Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner**

20. 17-0715 **Consideration of RESOLUTION 2017-67/ORDINANCE 2017-47, To Be Entitled: "A Resolution and Ordinance to Annex 2.72 Acres of a Portion of Ridgeway Drive, All of Stanford Drive, and a Portion of Beacon Hill Drive, Property Located South of Murfreesboro Road and East of Carothers Parkway and Adjoining the City Limits Within the Eastern Part of the Franklin Urban Growth boundary (UGB)."**

Item Withdrawn

**Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner**

Request was for Ridgeway Drive which is a County Road. Discussions with the County showed this no longer possible the way the law is written.

Items 21 and 22 taken together

21. 17-0707 **Consideration of ORDINANCE 2017-46, To Be Entitled: "An Ordinance to Rezone 199 Acres From Residential-1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District for the Property Located South of Murfreesboro Road and North of South Carothers Road (Colletta Park PUD Subdivision)."**

Taken with Item 22

**Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner**

22. 17-0706 **Consideration of RESOLUTION 2017-62, To Be Entitled: “A Resolution Approving a Development Plan for Colletta Park PUD Subdivision with 2 Modifications of Development Standards (Lots Less than One Acre, External Street Connectivity), for the Property Located South of Murfreesboro Road and North of South Carothers Road.”**

Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner

Josh King: Ordinance 2017-46 request to rezone 199 acres to SD-R 1.31 was recommended for disapproval by the Planning Commission. Resolution 2017-62 Development Plan was recommended for disapproval by the Planning Commission. Staff disapproval of connectivity.

Greg Gamble, Gamble Design and Kevin Estes, Plan Solutions, came forward to discuss these items.

- Mr. Gamble: They have been working closely with staff on a master plan for this property that conforms with Envision Franklin. It's clear that county residents do not want connectivity. They have been looking for a compromise. The only choice is to ask for an emergency connection on Stanford. That would put southern traffic to Carothers Road and develop it into a collector Road. Request a maximum of 199 lots with a condition that when there are 100 homes built, a second connection is approved that allows no permanent access for automobiles on county roadways.
- Mr. Estes: Has this property under contract. Staff has been remarkable working with them for 2½ years. He is the developer of Water's Edge and Lockwood Glen. He has a vested interest to get Carothers Road up to a three-lane road. What Mr. Gamble has asked for is what the neighbors and the City want, one unit per acre and no connection to county roads, but with connection to Carothers Road. He is willing to work with staff, but he is working under pressure since his contract on the property expires December 31, 2017. He would be grateful if this project could be expedited.
- Staff Comments: Staff has not vetted this latest request. Timeframe to go back to the beginning of the process would put the third and final reading at the end of January. By that time, Mr. Estes no longer has the property.
- Vernon Gerth: Per Franklin Zoning Ordinance, substantial changes to a development must start the process over and go back to the Planning Commission. Twice they were informed of this. The City learned the County has jurisdiction over City roads that connect to a County Road. This starts with the County Highway Commission to learn what they will and will not allow.
- Alderman McLendon: If the City now has to have the County Highway Commission give a yes or no to County Roads; if they have the authority, then we can't hold the developer hostage to a connectivity option we can't give them. Our connection policy is subservient to the County policy; a second connection cannot be done at any time. The plan before us does not comply with the Zoning Ordinance.
- Alderman Petersen: Staff recommendation for approval was based on following our connection policy.
- Alderman Barnhill: We have addressed this for a great deal of time. Now they ask for 199 units for 199 acres with no connection to the north or to Murfreesboro Road. We could support this plan. A small section of road from the entrance would be connected to Simmons Ridge. This is less units than before and no connectivity.
- Amy Diaz-Barriga: The plan on the agenda has 238 units. They haven't seen the one for 199 units.
- Alderman McLendon: The applicant is changing the plan that staff recommended. He is not comfortable with that and doesn't want to accept revisions on the fly. He asked if the review process could be accelerated given what we know. The neighborhoods have been in attendance countless times. Certain things no longer require study, such as connectivity, a half dozen traffic analyses have been done. Why should it take until the end of January? Can it be reviewed by staff and put on the first available agenda, yet meet all the guidelines of the process. We owe the applicant and the people closure.
- Mr. Stuckey: The request came in late yesterday and we haven't seen it. There is just one meeting in October due to the election and traditionally BOMA doesn't meet a second time in December.
- Alderman Burger: This is an unusual situation. We have held Special Meetings in the past, so why can't the Board have one or two special meetings for this situation.

Citizen Comments:

- Troy Mizell, 4113 Murfreesboro Road, Franklin: Concerned about bringing this quickly to finality with a new plan considering all that are opposed to this. Take into consideration everybody having enough time.
- Brooks Hodges, 1175 Cross Creek Drive, Franklin: Had questions about the process. At the last Planning Commission meeting the opinion from the County Attorney was different from staff. Mr. Hodges distributed documentation to the Aldermen and for the record. At the Planning Commission it was stated lots were 80% of adjacent lots. Calculations from ARC-GIS government database put them at 28% of the adjacent lots. Slopes are greater than 20% in places and houses are being placed on those. Concern that to move forward quickly, shortcuts are being taken.

Further Discussion:

- Eric Stuckey: No conclusions reached. The November Planning Commission meeting is one week earlier than usual, due to the Thanksgiving holiday, and scheduled on November 16, 2017. That means there are two scheduled BOMA meetings following the Planning Commission meeting, and that could help in allowing for public discussion.
- Alderman Barnhill asked Alderman Petersen, BOMA representative to the FMPC, what the issues were at the meeting.
- Alderman Petersen responded that the difficulty was the zoning and the annexation of county roads.

23. 17-0190 Consideration of Letters of Interest for City-owned Property Located Along the Harpeth River, by Mack Hatcher Parkway and Spencer Creek.

**Emily Hunter, Planning & Sustainability Director
Kelly Dannenfelser, Principal Planner**

Alderman Burger recused herself from this item due to a conflict of interest, and left the room.

Having received three letters of interest and hearing three presentations, Mayor Moore asked the Board which entity should be asked for a specific proposal that would lead into a lease agreement.

- Vice Mayor Bransford: Supports two entities sharing the property: Affordable Housing and Cheekwood Golf. If they would be willing.
- Alderman Blanton: Advocate for affordable housing, but not on that site. The golf course is appropriate for the Spencer Creek Site.
- Alderman Martin: Since a portion of the property is in the floodplain, just one entity should be chosen. Supports the golf course.
- Alderman McLendon: All three had viable proposals, but two are not feasible for the property. He would like to see all three entities in the community. He supports the golf course, and supports helping the other two entities find the right locations.
- Alderman Barnhill: Dittoed Alderman McLendon. He asked if a 501(c)3 would pay property tax.
- Alderman Petersen: They all need the entire piece of property. Chose the golf course.

Alderman McLendon requested the disposition of “The Hill” property be placed on an agenda for discussion.

Other Business

None

Adjournment

Work Session adjourned @ 7:27 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator’s Office - updated 10/24/2017 11:17 AM