
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JULY 12, 2016 – 5:00 P.M.**

Board Members

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	P	Alderman Michael Skinner	P

Department Directors/Staff

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	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	
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

- Donna Morton, 260 Pennystone Circle, Franklin (Mead of Avalon): The HOA came to BOMA in March regarding the widening of McEwen from the roundabout to Wilson Pike and making necessary changes in the meantime. They are hopeful that with the increase in property tax this project will be priority. At the last meeting a safety study was mentioned and they hope the study will show something must be done before the road is finished. They would like a lower speed limit, electronic signage regarding speed limit and guardrails. Ms. Morton presented a petition with over 500 names to Mayor Moore. Many people made comments as well. Most live in Franklin; however, there are a few non-resident entries. Mayor Moore asked the Board Secretary to copy and distribute the petition to the Board and City staff.
- Alderman Burger: Emphasized the need to address the speed limit, especially around the curve, and other measures requested.
- Eric Stuckey: The safety study will be presented at the July 28, 2016 Capital Investment Committee meeting. The final design of the project should be completed later this year.
- Alderman Barnhill: The McEwen Project was listed as the #1 priority by many Aldermen when they recently ranked capital projects.
- ▲ County Commissioner Gregg Lawrence, 4100 Clover Meadows Drive, Franklin: This is a critical issue. School Facilities Tax is to use for infrastructure for schools. Perhaps something can be done on this. The County Mayor will introduce \$150 million of road projects at the upcoming State of the County address. The project is quite costly, but is a safety issue for residents and students who travel this road every day.
- Alderman Barnhill: It is a major transportation issue as well.

WORK SESSION DISCUSSION ITEMS

1. 16-0594 Presentation of Water Plant Status

Eric Stuckey, City Administrator

Mark Hilty, Water Management Director

A video was shown on the project's progress; the front access is gone and a pit was dug to install three large carbon contactors. Steel and forms for the vertical walls are up. Smith Seckman Reid is

Two educational videos regarding what NOT to put in household and outside drains were shown. The very funny GREASEBUSTERS (Mark Hilty, Michelle Hatcher, Juan Davis) with family member cameos are excellent teaching tools for the public. Some no-no's for drains: food scraps, flushable wipes and grease. The videos may be viewed on a City dedicated webpage as well as the City's Facebook page and posts.

- (Items 2 and 3 taken together)

Staff recommended approval. FMPC recommended disapproval 7-1, because the land use is better for commercial.

- Alderman Skinner: Nothing has changed in the situation. There are too many cars on Mack Hatcher and Royal Oaks, yet they changed the LUP. That was guiding part of the LUP that kept multifamily units out (apartment buildings). The numbers show how bad the traffic can be because there has been no improvement. Residents see this as not good for the area. They want more general commercial with more restaurants, etc. The answer is not more density from multifamily units. The traffic study on turning lanes to get on I-65 mornings and afternoons were graded F. It is the wrong development for that area. The traffic study doesn't capture the traffic from outside the UGB.
- Paul Holzen: Residential does have more traffic at certain times of the day. Third party traffic reviewed. Highway 96 and Royal Oaks can't be widened. General office would dump more traffic on the roads.
- Alderman Burger: Office and retail would be a better use than residential, especially with the additional Southwinds apartments to be built. Several apartment complexes have been built recently and others are in the works. She believes the Board should have a conversation about the placement of and how many apartments allowed. She is opposed to apartments at this site.

- ▲ Tim Leidig, Forest Crossing HOA President, 430 Forrest Park Circle, Franklin: They know the land will be developed and there will be an impact with traffic regardless of type of development. The rezoning should be for the benefit of the existing community. They encourage the Board to not rezone the property.
- ▲ Teryl O'Connor, 370 Glendower Place, Forrest Crossing, Franklin: Traffic is growing too fast for the infrastructure. It is quicker to walk her child across the golf course to Moore Elementary in the mornings than to go by car. Problems getting there for afternoon sports as

well. People block the intersections and will not let the drivers out. Retail or other development would be of benefit.

- ▲ Rich Buckner, Creekstone HOA President, 411 Valley View Drive, Franklin: There are 124 homes (230 voters) in the subdivision. They have built a coalition of 7,000 adults in and around the area that are opposed to this development. Traffic is the number one reason among issues of safety, crime, schools, and environment. One portion of the property is wetlands and that will be taken away. Home values will be degraded because of the apartments. Height and visibility is an issue as well. On behalf of 7,000 people, encouraged BOMA to not approve this development.

Further Discussion:

- Alderman Barnhill: Should the Board not approve a development north of the hospital bringing 24,000 jobs if employees don't have a place to live? Otherwise long drives are created when the employees have to live elsewhere. He wants to generate the least amount of traffic. It wasn't a smart thing to approve the "no turn on red" on Highway 96 from South Royal Oaks as it backs up traffic. If less traffic is generated by office development, etc. that will sway his decision. He hasn't made up his mind.
- Alderman Burger: The key point, what is a better fit is for existing residents. There are way too many apartments coming.
- Alderman Bransford: Agreed it should be for the benefit of those already there.
- Vice Mayor Blanton: People want to get the most dollars out of their property. Traffic improvement hasn't happened.
- Alderman Petersen: Disclosed that she was one of seven who voted for disapproval at the Planning Commission.

4. 16-0465 ★Consideration of ORDINANCE 2016-19, To Be Entitled: "An Ordinance to Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For the Property Located South of South Carothers Road and East of Carothers Parkway, 4373 South Carothers Road." Establishing a Public Hearing for August 23, 2016.

Planning & Sustainability

5. 16-0464 Consideration of RESOLUTION 2016-28, To Be Entitled: "A Resolution Approving a Revised Development Plan for Lockwood Glen PUD Subdivision, For The Property Located South of South Carothers Road and East of Carothers Parkway, 4373 South Carothers Road." Establishing a Public Hearing for August 23, 2016.

Planning & Sustainability

6. 16-0466 ★Consideration of ORDINANCE 2016-20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South of South Carothers Road And East of Carothers Parkway." Establishing a Public Hearing for August 23, 2016.

Planning and Sustainability

(Items 4, 5, and 6 taken together)

Lockwood Glen was originally approved in 2008. The existing property owner at 4373 South Carothers Road decided not to sell the property to Crescent Lockwood at that time, and has since opted to sell this property which will become part of Lockwood Glen. The applicant has agreed to look into the creation of Neighborhood Commercial zoning districts in this area. This helps service the residents in the subdivision.

7. 16-0512 ★Consideration of ORDINANCE 2016-22, An Ordinance to Rezone 0.99 Acres from Office Residential To Specific Development Residential (10.0) District For The Property Located South of West Main Street, Located at 725 West Main Street: Establishing a Public Hearing for August 9, 2016.

Planning & Sustainability

8. 16-0511 Consideration of RESOLUTION 2016-32, To Be Entitled "A Resolution Approving A Development Plan for Arlington at West Main PUD Subdivision For The Property Located South of West Main Street, Located at 725 West Main Street; Establishing a Public Hearing for August 9, 2016.

Planning & Sustainability

(Items 7 and 8 taken together)

To rezone and demolish existing building.

9. 16-0577 Consideration of a DRAFT Professional Services Agreement (COF Contract No. 2016-0230) with Volkert, Inc. for the Downtown Parking Capacity and Management Study in an Amount Not-to-Exceed \$183,900.00.

Eric Stuckey, City Administrator

Paul Holzen, Engineering Director

Volkert has enlisted Walker Parking Consultants to help with the study. This part of the study is for capacity in the downtown area.

Gerald Bolden of Volkert gave a short presentation:

- The purpose is to provide the City, Businesses, Shoppers, Diners, Workers, Churches, Tourists, and Citizens with:
 - Clear understanding of the existing parking infrastructure.
 - Recommendations on parking infrastructure needs & strategies to manage & operate in the Downtown area.
- The Process:
 - Stakeholder & Community Involvement
 - Existing Conditions Evaluation
 - Demand Analysis
 - Access & Circulation issues
 - Future Conditions Evaluation
 - Parking Best Management Strategies
 - Recommendations & Documentation

Discussion:

- Alderman Petersen: Sometimes stakeholders are just a small select group of people. She would like to see more people involved. Not all who park downtown live Downtown.
- ▲ Mr. Stuckey: A number of groups and property owners have already expressed interest in participating.
- Alderman Bransford: Downtown residents have complained that non-residents often park on the streets blocking their driveways. She would like to see a greater expanse of residents involved.
- Vice Mayor Blanton: The Downtown groups have a loud voice in this, but visitors and those living in other areas should have a say as well.
- Alderman Barnhill: What does the City expect out of this for such a large cost?
- ▲ Paul Holzen: a look at block by block parking, turnover, a look ahead, and the impact of Harpeth Square.
- ▲ Mr. Bolden: Looking at residential areas they will see if they are able to accommodate public parking above resident parking. Should there be limited time parking, etc.
- ▲ Mr. Stuckey: This may challenge some of the assumptions we've had about parking. It will match up types of users.
- Alderman Martin: Merchants tell her that employees park and stay to the time limit. Shoppers can't find parking spaces.
- ▲ Carl Baughman: Staff has already identified some of the issues, and the valet parking, handicap parking, time limits, paid parking.
- Alderman Burger: Agreed with looking at paid parking vs non-paid. Concerned with how they will gear in stakeholders vs outside of downtowners. Zero in and engage them. Also concerned about other residents that come downtown. Do we really need four stakeholder meetings and numerous work sessions?
- ▲ Mr. Bolden: They will be challenged on some things and are looking at different recommendations and ideas. Challenging parts to it and difficult decisions.
- Alderman Petersen: Do we need this study before the valet parking ordinance is approved? She doesn't see that there should be any valet parking on Main Street.
- ▲ Mr. Stuckey: The ordinance can be modified when the study is complete.

- Alderman Barnhill: The traffic study should be done before specific items, such as valet parking, are considered.
- ▲ Mr. Stuckey: The valet parking ordinance would provide the component for Harpeth Square, and it is on the voting session agenda tonight. Valet parking can serve as augmentation to the study and can add efficiency if done correctly by parking off-site.
- Alderman Barnhill: Concerned with valet parking on Main Street, and there might not be such a concern after the study.
- ▲ Mr. Bolden: The study will show more ways into parking areas and garages; will show numbers of workers parking in residential areas, etc.
- ▲ Paul Holzen: Pursuing a grant for the circulation study; ways to achieve broader circulation.

10. 16-0575 ★Consideration of RESOLUTION 2016-37, a Resolution to Amend Master Lease Agreement with US Bank and Authorize the City Administrator to Execute Related Documents.

Eric Stuckey, City Administrator
Russ Truell, ACA Finance & Administration

This is for lease purchase and spreads the cost over three years at a low interest rate. Authorizes City Administrator to execute documents as well.

11. 16-0583 Continued Discussion Regarding the Development of the Fiscal Years 2017-2026 Capital Investment Plan.

Eric Stuckey, City Administrator
Paul Holzen, Engineering Director

Mr. Stuckey noted that most of the initial rankings have been turned in. Staff will collate the priorities for the August 9 meeting. Will discuss financing strategies and the next steps at that time. Those with a clear consensus can be approved and then do in the tiered approach.

Discussion:

- Alderman Petersen: Would like to see some categories. Several projects are state routes. Also, discussion on median divided roads as a policy. If staff is going on that idea and it is approved, they will think there has to be median, trail and sidewalk on every road. If not appropriate there will have to be a redesign. Roads with differing speed limits is another topic as well as are many roads approved by the county with part of those roads being in the City. If approved they will think the roads have to be with median, trail and sidewalk; if not appropriate will have to redesign.
- Alderman Skinner: Disappointed the Southeast Mack Hatcher extension was not put on the MPO, and they were told it was many years out.
- Mayor Moore noted it is on the 2040 list.
- ▲ Mr. Stuckey: Need to continue to push that and keep highlighting the clear need for that extension. It is an important project as well.
- Alderman Petersen: There are number of capital projects in the book that are state roads, with some already being funded.
- Paul Holzen: It does show that part of the money is coming from the State.
- Mayor Moore: Will continue to look at getting help from the State.

Other Business

None

Adjournment

Work Session adjourned @ 6:38 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/11/2016 2:09 PM