
**MINUTES OF THE REGULAR MEETING
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JULY 12, 2016 – 7:00 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	Shirley Harmon-Gower, Human Resources Director	
Vernon Gerth, ACA Community & Economic Dev.	P	Mark Hilty, Water Management Director	P
Russell Truell, ACA Finance & Administration	P	Paul Holzen, Engineering Director	
Shauna Billingsley, City Attorney	P	Bob Martin, Interim Planning/Sustainability Director	
Rocky Garzarek, Fire Chief		Joe York, Streets Director	P
Deb Faulkner, Police Chief		Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director		Jonathan Marston, Engineering Assistant Director	
Chris Bridgewater, BNS Director		Michael Walters Young, Budget & Analytics Manager	P
Becky Caldwell, SES Director		Lanaii Benne, Assistant City Recorder	
Lisa Clayton, Parks Director		Linda Fulwider, Board Recording Secretary	P

Call to Order

Mayor Ken Moore called the July 12, 2016, meeting to order at 7:00 p.m.

Invocation

The invocation was given by Alderman Clyde Barnhill.

Pledge of Allegiance

Mayor Moore led the Pledge of Allegiance to the Flag of the United States of America.

Citizen Comments (Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Board of Mayor and Aldermen shall make no decisions or consideration of action of citizen comments, except to refer the matter to the City Administrator for administrative consideration, or to schedule the matter for Board consideration at a later date. Those citizens addressing the Board of Mayor and Aldermen are requested to come to the microphone and identify themselves by name and address for the official record)

No one came forward

Communications from Williamson County Mayor and Williamson County Commission

None present

1. 16-0595 Approval of Minutes

Alderman Petersen moved to approve the June 28, 2016 Work Session and June 28, 2016 Board of Mayor and Aldermen minutes as presented. Seconded by Alderman Barnhill. Motion carried unanimously 7-0.

Recognitions

None

Miscellaneous Reports

▲ Consideration of Event Permit Application for St. Paul's BBQ on July 23, 2016 in Downtown Franklin Sponsored by St. Paul's Episcopal Church.

Eric Stuckey explained this item was inadvertently omitted from the consent agenda. It is a long-standing annual event. City Administrator Stuckey, with no objection from BOMA, will sign off on approval so the event can take place as planned on July 23.

2. 16-0596 CONSENT AGENDA

All items under the Consent Agenda are deemed non-controversial and routine in nature by the governing body. They will be approved as recommended by Committee or staff by one motion of the governing body. The items on the Consent Agenda will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request that it be removed from the Consent Agenda and be placed on the Regular Agenda. It will then be considered at that time. Staff recommends that Item Numbers 9-18 be placed on the Consent Agenda.

Alderman Barnhill moved to approve the Consent Agenda Items 9-18. Seconded by Alderman Burger. Motion carried unanimously 7-0.

OLD BUSINESS

3. 16-0460 PUBLIC HEARING: Consideration of RESOLUTION 2016-25, To Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass".

Franklin Municipal Planning Commission

Josh King, Planning & Sustainability

Mr. Stuckey explained Public Notices are to be published 15 days prior to the meeting where the item will be addressed. The Public Notice for this item was published 13 days before the meeting. The Public Hearing will be held. He asked that the motion for this item be a deferral to August 9, and include a Public Hearing.

Public Hearing

With no one coming forward to speak, Mayor Moore declared the Public Hearing closed

Alderman Barnhill moved to defer Resolution 2016-25 to August 9, 2016 including a Public Hearing. Seconded by Vice Mayor Blanton. Motion carried unanimously 7-0.

4. 16-0469 PUBLIC HEARING: Consideration of ORDINANCE 2016-005, To Be Entitled: "An Ordinance To Amend Various Chapters Of The City Of Franklin, Tennessee Zoning Ordinance Pertaining To The Approval Of Development Plans, Site Plans and Vested Property Rights." [Second of Three Readings]

Mr. Stuckey explained Public Notices are to be published 15 days prior to the meeting where the item will be addressed. The Public Notice for this item was published 13 days before the meeting. The Public Hearing will be held. He asked that the motion for this item be a deferral to August 9, and include a Public Hearing.

Public Hearing

With no one coming forward to speak, Mayor Moore declared the Public Hearing closed

Alderman Barnhill moved to defer Ordinance 2016-005 to August 9, 2016 including a Public Hearing. Seconded by Alderman Bransford. Motion carried unanimously 7-0.

5. 16-0499 PUBLIC HEARING: Consideration of ORDINANCE 2016-09, "An Ordinance Amending the City of Franklin Municipal Code, Appendix A – Comprehensive Fees and Penalties, Chapter 23, Stormwater Management to Establish an Erosion Prevention and Sediment Control Inspection Fee and Electronic Recording Fee."

[Second and Final Reading] Paul Holzen, Engineering Director

Public Hearing

With no one coming forward to speak, Mayor Moore declared the Public Hearing closed

Alderman Skinner moved to approve Ordinance 2016-09. Seconded by Alderman Burger. Motion carried unanimously 7-0 on Second and Final Reading.

NEW BUSINESS

6. 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.”**

[First of Two Readings]

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community & Economic Development

Alderman Burger moved to approve Ordinance 2016-011. Seconded by Alderman Martin.

Discussion:

- ▲ Alderman Petersen asked that Harpeth Square be separated from the ordinance and to not finalize anything else until after the Parking Study.
- ▲ Mayor Moore commented that anyone wanting Valet Parking will have to bring the request to the Board.
- ▲ Alderman Martin said she wants to get this Ordinance on the books. It will make it easier for Harpeth Square. Other requests will need to come before the Board.
- ▲ Alderman Burger agreed with Alderman Martin, saying if an event comes up for valet parking, the Board will address it at the time.
- ▲ Eric Stuckey noted a specific fee component addressed in Appendix A will be brought to the Board in August.

Motion to approve Ordinance 2016-011 carried unanimously 7-0 on First of Two Readings.

7. 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.”**

Alderman Barnhill moved to approve Resolution 2016-35 as written. Seconded by Alderman Martin.

Alderman Bransford moved to amend to defer for six months to allow an opportunity for public, private and non-profit entities to work together to prepare a proposal regarding housing on this site. Specifically six months deferment rather than unspecified timeframe to finish Bicentennial Park and Hillsboro Road projects, with a submittal after the six-month period

Discussion:

- ▲ There was concern that the amendment didn’t address the demolition of the metal structure, which should be done sooner than later. It was suggested the motion be restated.
- ▲ Shauna Billingsley pointed out that the change pertains only to one part. The statement regarding demolition of the existing structures remains.
- ▲ Mr. Stuckey noted one proposal would not be allowed. The RFP process would be started.

Motion to amend restated: Alderman Bransford moved to amend to defer for six months, rather than until completion of Bicentennial Park and Hillsboro Road projects, allowing an opportunity for public, private and non-profit entities to prepare housing proposals, and participate in the City’s RFP process following the six-month period.

- ▲ Aldermen Burger and Barnhill said the demolition on the structures still hadn’t been addressed.
- ▲ Shauna Billingsley said the statement regarding demolition of metal structures was not changed or deferred.
- ▲ Alderman Martin voiced she would not support the amendment after seeing a proposal that would squish 42 houses on the site.
- ▲ Alderman Skinner said since the discussion on the Parking Study at the Work Session, he thinks six months is premature to arrive at a decision and still not know the needs of

Bicentennial Park and events that will be held there. He doesn't want staff to begin the RFP process too soon.

- ▲ Alderman Bransford believes this is a great opportunity for the RFPs to go out and it is a great thing for our City.
- ▲ Alderman Petersen read staff comments: "Staff supports the City of Franklin Land Use Plan recommendations for this property. Specifically, the Land Use Plan recommends that new uses should be limited to low-scale, low-impact public uses or civic/institutional private uses that respect the adjacent historic cemetery. ¶ Equally important, staff recognizes the improvements to Hillsboro Road and Bicentennial Park are not fully complete, making it difficult to determine the full impact in this area in terms of increased traffic and community-related activities. Therefore, it may be too early to consider the type of uses that may best serve this area or whether "The Hill" should remain public or private. Generally, it is beneficial for a City to hold on to public property if there's any likelihood for future public use, and at this point, it is too early to predict Bicentennial Park's full parking needs. ¶ Staff recommends the BOMA allow the property to remain vacant until such time the improvements to Hillsboro Road and Bicentennial Park are finished (or at least further developed) and associated activity can be fully assessed. Additionally, staff recommends the BOMA consider allocating funds within the upcoming FY 2017 budget to demolish the existing metal structures and stabilize this property".
- ▲ Alderman Barnhill thought it premature to make a decision and will not support the amendment. The metal building should be taken down to see if there are any environmental issues on the property.
- ▲ Alderman Bransford related "The Hill" is an extension of the Hard Bargain neighborhood. When the RFPs come in the property can be expanded with housing. She asked if a gentleman in attendance could speak to this issue.
- ▲ Mayor Moore denied the request as it would be seen as BOMA showing favoritism.

Motion to amend to defer for six months, rather than until completion of Bicentennial Park and Hillsboro Road projects, allowing an opportunity for public, private and non-profit entities to prepare housing proposals, and participate in the City's RFP process following the six-month period failed 2-5, with Vice Mayor Blanton and Alderman Bransford voting for the amendment and Aldermen Martin, Skinner, Burger, Barnhill, and Petersen voting against the amendment.

Original Motion to approve Resolution 2016-35 as written carried 5-2 with Aldermen Martin, Skinner, Burger, Barnhill and Petersen voting in favor, and Vice Mayor Blanton and Alderman Bransford voting against.

8. 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
Alderman Barnhill moved to approve Resolution 2016-37. Seconded by Alderman Skinner. Motion carried unanimously 7-0.

CONSENT AGENDA

9. 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.**
[First of Three Readings]
Ordinance 2016-19 approved unanimously 7-0 on First of Three Readings.
10. 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) 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.**
[First of Three Readings]
Ordinance 2016-20 approved unanimously 7-0 on First of Three Readings.

11. 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.
[First of Three Readings]
Ordinance 2016-22 approved unanimously on First of Three Readings.
12. 16-0345 Consideration of Certificate of Compliance for Wine in Grocery Stores for Aldi, Inc. (Tennessee) d/b/a Aldi #52, Located at 209 South 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.
Approved unanimously Lanaii Benne, Assistant City Recorder
13. 16-0565 Consideration of Event Permit for Front Street Craft Beer Celebration Sponsored by the Westhaven Foundation in Westhaven on August 6, 2016.
Approved unanimously Deb Faulkner, Police Chief

ITEMS APPROVED ON BEHALF OF THE BOARD

14. 16-0578 Acknowledge Report of and Execution of Contract between the National Research Center, Inc. and the City of Franklin in the Total Amount of \$23,211.00 for a Citizens Survey (To be Allocated to 110-82560-45900; COF Contract No. 2015-0399.
Approved unanimously
15. 16-0571 Acknowledge Report of Sole-Source Purchase from Locution Systems, Inc. of Golden, Colorado of Certain Software and Hardware Components of, as well as project, engineering and installation oversight for and training on the use of, a Fire Station Alerting System for Station 8 in the Total Amount of \$152,005.00 for the Fire Department.
Approved unanimously Rocky Garzarek, Fire Chief & Todd Horton, Deputy Chief
16. 16-0572 Acknowledge Report of Emergency Purchase of Replacement of Facility Mechanical Control System for Police Department Headquarters Ground Floor from Thermatec, Inc. of Nashville in the Total Amount of \$56,869.00 for the Police Department.
Approved unanimously Deb Faulkner, Police Chief & Brad Wilson, Facilities
17. 16-0573 Acknowledge Report of Emergency Purchase of Replacement of Concrete Pads for Solid Waste Transfer Station Pedestal Transfer Boom Systems in the Total Amount of \$58,531.45 for the Sanitation and Environmental Services Department.
Approved unanimously Becky Caldwell, SES Director & Brad Wilson, Facilities
18. 16-0574 Acknowledge Report of Sole-Source Purchase from Wavetronix of Provo, Utah, of Traffic Signal Vehicle Detection Equipment in the Total Amount of \$40,815.67 for the Streets Department (\$45,000.00 Budgeted in 110-83641-43110 for Fiscal Year 2016).
Approved unanimously

NO EXECUTIVE SESSION

ADJOURN

Alderman Bransford moved to adjourn. Seconded by Alderman Burger. Motion carried unanimously.

Meeting adjourned @ 7:30 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