

**MINUTES OF THE SPECIAL WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
MONDAY, NOVEMBER 12, 2018 @ 2:00 P.M.**

Board Members

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Jonathan Marston, Assistant Director Engineering	P
Mark Hilty, Assistant City Administrator	P	Brad Wilson, Facilities Project Manager	P
Kristine Tallent, ACA/CFO	P	Andy King, Deputy Chief Fire	P
Lisa Clayton, Parks Director	P	Ilanii Benne, Assistant City Recorder	P
Paul Holzen, Director of Engineering	P	Linda Fulwider, Board Recording Secretary	P

Call to Order

Dr. Ken Moore, Mayor, called the Special Work Session to order at 2:00 p.m.

SPECIAL WORK SESSION DISCUSSION ITEMS

1. 18-1186 **Presentation & Discussion on Stormwater Projects, General Services Projects, and Emergency Services Projects for the FY 2019-2028 Capital Investment Program (CIP).**

EMERGENCY SERVICES – Deputy Chief/Fire Marshal Andy King

Approved Emergency Services Projects (page 15)

- Fire Station 7 (Goose Creek Area)
CIP Estimated Cost: \$4.33 M
Revised Estimated Cost: \$5.25 M
Bids anticipated soon

FY 2019-2028 Emergency Services Projects Summary

- FY 2019-2028 current total \$710,548,854
- 143 Projects across all areas
- FY 2019-2028 Emergency Services projects currently total \$30,167,500
 - *9 Projects – All Fire Department
 - *2 New Stations (Station #9 East, #10 southwest – both based on projected annexation)
 - *3 Remodels
 - *2 New Facilities
 - *1 Infrastructure

Emergency Services Summary (pages 16-23)

INDIVIDUAL PROJECT REVIEW

PROJECT #	PROJECT NAME	PRIORITY		ESTIMATED COST
FD19001	Fire Station 9 (East Side of Franklin)	★★★★	\$	6,500,000
FD19002	Fire Station 10 (Southwest Side of Franklin)	★	\$	7,025,000
FD19003	Fire Station 3 Upgrades	★★	\$	5,762,500
FD19004	New Fire Training Center	★	\$	3,750,000
FD19005	Safety Rooms for Fire Stations 1-6	★★	\$	120,000
FD19006	Safety Education Village	★★★★	\$	2,750,000
FD19007	Outdoor Warning Sirens	★★	\$	70,000
FD19008	Fire Station 4 (Kitchen Remodel)	★	\$	60,000

- The last three items could be placed into the operating capital.

STORMWATER – Paul Holzen and Jonathan Marston (All Stormwater projects reviewed)

Approved Stormwater Projects

- SW16008 – Carnton Lane Bridge Replacement - \$256,255.10 (under construction)

FY 2019-2028 Stormwater Projects Summary

- FY 2019-2028 currently totals \$710,548,854
- 143 Projects across all areas
- FY 2019-2028 currently totals \$20,225,696
 - *11 Projects directly funded through Stormwater (\$14,476,000)
 - * 1 Ongoing (Carton Lane Bridge Replacement)
 - *10 proposed (Stream Restoration, Culvert Repair, Bridge Replacement, Drainage Replacement AND
 - *Multiple Transportation Projects with Stormwater components (\$5,749,696)

INDIVIDUAL PROJECT REVIEW

PROJECT #	PROJECT NAME	RANKING		ESTIMATED COST	PG
SW16005	Jordan Branch (Cool Springs E) Stream Restoration	★★★★	\$	1,250,000	220
SW16007	Maplewood Stormwater Project	★★★★	\$	530,000	222
SW19001	Carlisle HOA Culvert Project	★★★	\$	535,000	226
SW19004	West main Bridge Widening Project	★★★	\$	455,000	232
SW16003	100 Block Battle Avenue Drainage Improvements	★★	\$	1,850,000	216
SW19003	USACE Home Raising Project	★★	\$	4,000,000	
	Cost to City		\$	1,400,000	230
SW16001	Ralston Creek at Liberty Hills Stream Restoration	★★	\$	350,000	212
SW16002	Parkview Drainage Project	★	\$	2,250,000	214
SW 19002	Fairground Drainage Improvements	★	\$	1,500,000	228

- Jordan Branch bid twice. Unable to get bidders because of constraints involved with the project. The banks are extremely eroded. Roots exposed on majority of trees and they are unstable. Homeowners may need to dedicate easements.
- Maplewood project runs between houses. Corrugated metal pipe bottoms missing. Will line the pipes. Almost ready to bid.
- Carlisle HOA project: water getting in crawl space and in garage. Garage built lower than the street. Waiting on funding for design. Tree line between Carlisle and Founder's Pointe may have to be removed.
- West Main Bridge widening. Ready to move to design when funding allocated. Would take about a year for relocation of utilities.
- 100 Battle Avenue: Multiple options looked at. Staff recommends buyout of the two homes and then pursue a detention pond.

☛ Kristen Ridler, 109 Battle Avenue: They have been in limbo for over a year about what the City plans to do. Now they need a new roof and don't want to invest in that if the house is to be razed. When they purchased the house, they weren't told about the flooding and how many times it had flooded. No water gets in the basement, but the yard gets flooded.

☛ Buddy Mills, 111 Battle Avenue: A longtime resident. 100 block is a local flooding problem with pooling of water. A buyout would be the best solution with a holding pond. He would like a decision as well.

- The homes were appraised at \$600,000 and \$400,000. Both homes have basements. The best and less costly solution is the buyout.
- The Home Raising Project total is up from 20+ houses to 35 homes for an estimated total of \$4 M with the City paying \$1.4 M of that total. It is unknown at this time how many residents would agree to pay a percentage of the elevation. The range in elevation goes as high as 11 ft.
- Ralston Creek: The banks must be restored. One property has lost most of the backyard and the bank erodes every time it rains.
- Parkview: Margin Street has no Stormwater infrastructure. Evans Street has always flooded, even before houses were built there.

GENERAL SERVICES PROJECTS – Brad Wilson

Approved General Services Projects

- FM 19003 – Municipal Services Complex Improvements - \$3,255,000

FY 2019-2028 General Services Projects Summary

- FY 2019-2028 currently totals \$710,548,854
- 143 Projects across all areas
- FY 2019-2028 currently totals \$35,955,000

- *4 Projects Total
- *1 Ongoing/approved (Municipal Services Complex [Century Court])
- *2 Downtown Parking
- *1 City Hall

INDIVIDUAL PROJECT REVIEW

PROJECT #	PROJECT NAME	RANKING		ESTIMATED COST	PG
	5 th Avenue Parking Lot	★★★★	\$	500,000	30
FM16001	New City Hall	★★	\$	24,100,000	28
FM19002	New Public Parking Structure or Surface Lot	★	\$	8,100,000	32

- Municipal Complex project underway. Asphalt damaged. Replace with heavy duty concrete, improvements to Stormwater drainage, need to connect waterline from Century Court. Some of 2017 bond issue money will be used.
- A City-owned parking lot on 5th Avenue, just past French's Boots, could be paved and used for parking and could accommodate tour buses.
- Work with architect regarding a new City Hall. Input will be sought from department heads and will find out needs from current staff. There are implications for the entire City block. City Hall will go vertical with additional parking. Private development will offset the cost and benefit the community.
- Alderman Barnhill: Will not support City Hall taking up the entire 4-acres of unique and valuable land. It is an opportunity to offset the \$24 M cost.
- Vice Mayor Martin wants the City to retain the property.
- Alderman Burger brought up the high cost of maintaining the current, aging City Hall, and that it will keep escalating.
- A new parking structure would cost approximately \$8 million. Could be a surface lot first. Consideration of public/private partnership.
- Alderman Speedy mentioned festival parking and the shuttles that bring people from Church of the City and Harlinsdale downtown.

Mr. Stuckey asked the Board to prioritize just five top Stormwater projects. At the November 27th Work Session, the dollar amounts will be presented. The Board will then work toward a decision in early 2019.

Project Preferences:

- Vice Mayor Martin: Promoting the Battle Avenue Project even though it is not in her ward. The residents have been waiting a long time are now in limbo not knowing if their homes will be razed. Her #1 priority is the widening of the bridge on Main Street, so the residents can get from one part of town to other safely. Evans Street can wait because they knew about the flooding when they built homes there. With any leftover money they could talk about elevating the 35 homes.
- Alderman Petersen: Strongly recommends the opportunity to use FEMA money to elevate the 35 homes. Since this is a voluntary program, she wondered how many would participate knowing they must pay 35% of the cost themselves.
- Alderman Speedy: Battle Avenue is a priority since the owners are in limbo. The storage facility and the veterinarian facility added to the area made the problem worse. The FEMA project would be a tough decision for him because it is voluntary. Some couldn't afford to do it without a low interest loan.
- Jordan Branch and Ralston Creek should be considered as well.

Other Business

None

Adjournment

Work Session adjourned @ 3:26 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 1/30/2019 1:26 PM