
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 8, 2019 – 5:00 P.M.**

Board Members

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	
Vernon Gerth, Assistant City Administrator	P	Michelle Hatcher, Water Management Director	P
Mark Hilty, ACA Public Works	P	Paul Holzen, Engineering Director	P
Kristine Tallent, ACA/CFO	P	Emily Hunter, Planning & Sustainability Director	P
Shauna Billingsley, City Attorney	P	Kevin Townsel, HR Director	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Rocky Garzarek, Fire Chief		Michael Walters Young, Budget/Strategic Mgr.	P
Jordon Shaw, IT Director		Jonathan Marston, Ass't. Director Engineering	P
Tom Marsh, Interim BNS Director	P	Lanaii Benne, Assistant City Recorder	P
Jack Tucker, 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

No one came forward to speak on items not on the agenda

- Alderman Martin stated her belief on an issue addressed in the past regarding Franklin Special School District (FSSD) and Williamson County Schools. The schools must have assistance from the City to build new schools. She requested staff look at both school systems and revisit the issue of the two systems sharing tax revenue.

WORK SESSION DISCUSSION ITEMS

- 18-1250 Tree Commission Report**
Deferred to January 22, 2019.
- 18-1239 Consideration of DRAFT Resolution 2018-102, A Resolution Providing Design Direction for the SR-96 West Multipurpose Trail Project (Vera Valley Drive to 5th Avenue North).**
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering
A \$1.8 million Federal Transportation Alternative Programing (TAP) funding award for construction of a multiuse trail along SR-96W (Vera Valley Drive to 5th Avenue North, must be obligated on or before July 15, 2019 or the funds will be rescinded by TDOT and FHWA.

The business owner located at 208 New HWY 96-W currently has no private parking and utilizes the existing shoulder located in the state ROW. City staff have met with the owner several times to consider parking alternatives since the state highway shoulder will no longer exist with this project. Staff seeks design direction from BOMA on the best way to proceed.

Alternatives:

- Exhibit 1: Entrance costs a bit less, but still several hundred thousand dollars to gain three parking spaces. Requires taking out the canopy.
- Exhibit 2: Illustrates a U-shaped driveway with parallel parking spaces closer to the building. Requires taking the canopy and costs several hundred thousand dollars.
- Exhibit 3: Illustrates a proposed pavilion, proposed trail and proposed driveway. Several hundred thousand dollars.
- Exhibit 4: Not feasible to allow parallel parking along SR 96-W for health and safety reasons.

Options for Consideration:

- **Option 1:** Pull the funding from the project and inform TDOT that we are unable to proceed with the project due to lack of public support.
- **Option 2:** Proceed with the current design and accept the fact that the property owner will need to reconfigure the property at her expense. This option is selected based on the fact the existing structure has numerous property maintenance violations and was constructed over an existing sanitary sewer main and easement.
- **Option 3:** Even though no additional right-of-way is needed from the property, offer to purchase the property half of which is within the floodway and the other half in the floodplain, based on the fair market value as determined by the City Administrator and approved by the Board of Mayor and Aldermen.
- Gail Williams, owner of the business, and her brother spoke to the issue. Ms. Williams said she has talked to City staff about everything and sees no way to get parking on the property.
- Mr. Holzen said the project is complicated for a small business with a challenging site and high-level costs. Flood plain is costly plus the business being built over a sewer main and easement. Staff looked at multiple options, and the last one is the least costly.
- It was asked what the City could do to help in this situation. Alternative locations for the business, paved surfaces existing on the site, and difficulty in exiting such a small parking area were discussed.
- Alderman McLendon: There is a time issue and he would like to see this business remain in operation. He doesn't like the three options, but asked Ms. Williams which option she would prefer. Ms. Williams responded she does not want to go out of business. He then asked staff if it would be possible to go with eminent domain for the triangular piece of property adjacent to the business that is owned by someone else.
- Mr. Holzen: There is no parking designated for the trail. The City would have to purchase that property and construct a trailhead with parking.
- Mayor Moore said staff now has direction to move this along. Some interesting points and options were made.
- Mr. Stuckey remarked the City may need to look at this as a separate project for trailhead parking.

3. 18-0988 Consideration of Ordinance 2018-38, "An Ordinance to Establish All-Way Stop Control at the Intersection of 3rd Avenue North and 4th Avenue North"

Paul Holzen, Director of Engineering

Jonathan Marston, Assistant Director of Engineering

A recent study identified some issues with downtown parking. A plan was made to correct issues of streets without marked parking spaces along with other issues. As the City grows, it is very important to designate where it is appropriate to park and where not to park.

The Capital Investment Committee discussed these issues, and there were two public meetings held for input from downtown residents and businesses.

Ordinance 2018-38 deals with turning sight distance and stop sight distance issues. Collision history and a plan of action were explained.

Staff Recommendation: Install an All-Way Stop Control at the intersection of 3rd Avenue North and 4th Avenue North. Alderman McLendon asked that blinking signs be placed to advise drivers of the change in traffic flow.

4. 18-0989 **Consideration of ORDINANCE 2018-39, “An Ordinance to Establish All-Way Stop Control at the Intersection of 1st Avenue South and Church Street”.**

Paul Holzen, Engineering Director

Jonathan Marston, Engineering Assistant Director

Crash history and sight distance proposal reviewed.

Staff recommends an All-Way Stop Control be established at the intersection of 1st Avenue South and Church Street. Blinking light signage will be placed to advise drivers of the change in traffic flow.

5. 18-0990 **Consideration of ORDINANCE 2018-40, “An Ordinance to Establish No Parking Zones and to Approve a Signage and Pavement Marking Plan for Church Street”.**

Paul Holzen, Engineering Director

Jonathan Marston, Engineering Assistant Director

Collision history reviewed. Sight distance is inadequate and parking on both sides of the narrow street doesn't meet standards.

Staff recommendations:

- Parking prohibited on the North and South sides of Church Street between Columbia Avenue and 5th Avenue South
- Parking prohibited on the South side of Church Street between 5th Avenue South and 4th Avenue South
- Parking prohibited on the South side of Church Street between 2nd Avenue South and 1st Avenue South
- Pavement Markings on Church Street: Eliminate 2 parking stalls at the NW corner of 3rd Avenue South and Church Street.

6. 18-0991 **Consideration of ORDINANCE 2018-41, “An Ordinance to Revise the Traffic Flow, Pavement Markings, and Signage on Cummins Street between Church Street and 5th Avenue South”.**

Paul Holzen, Engineering Director

A petition was submitted by citizens. One resident requested a section of Cummins Street become One-Way. Staff Recommendation is Option A - Convert Cummins Street to a one-way street and allow traffic to go southbound only. This option also maximizes area parking.

7. 18-0992 **Consideration of ORDINANCE 2018-42, “An Ordinance to Establish a No Parking Zone on South Margin Street and to Implement a Pavement Marking and Signage Plan”.**

Paul Holzen, Engineering Director

Crash history reviewed. Limited sight distance. Staff recommendation: No parking zone as designated on Exhibit A. Striping/stalls will be done on the street as well. The option to install a 3-way stop was not recommended.

8. 18-0993 **Consideration of ORDINANCE 2018-52, “An Ordinance to Establish a No Parking Zone and to Implement a Pavement Marking and Signage Plan on 7th Avenue North, between West Main Street and Fair Street”.**

Paul Holzen, Engineering Director

This parking issue was brought by a resident. The pavement is just 30 ft. wide and doesn't meet standards. Residents without driveways/parking on their properties must park on the

street. Quite often the residents are unable to park close to their homes making it difficult to get groceries, etc. inside without carrying them a distance.

- Alderman Burger suggested reserving and marking spaces for residents without parking on properties. This is successful in other cities.
- Alderman McLendon voiced that is a slippery slope.

Staff recommendation: Restrict parking on the Northeast side of the roadway and implement proposed pavement marking signage per Exhibit A.

9. 18-1236 Franklin Public Arts Commission Update
Monique McCullough, Public Outreach Specialist chin and some guy

Gary Vogrin and Ellie Westman Chin, members of the Arts Commission, updated the Board on what the Commission has accomplished thus far and plans moving forward. Two applications were received and will, at some point, come to BOMA for approval.

10. 18-1062 Consideration of a Request for Sewer Availability for: 999 Scramblers Knob, Map 052, Parcel 03900.

11. 18-1205 Consideration of a Request for Sewer Availability for 1205 Scramblers Knob, Map 052, Parcel 04900.

Michelle Hatcher, Water Management Director

Ms. Hatcher presented information pertaining to Items 10 and 11. Both properties are in the Deerfield Subdivision in the County. 999 is at the Northwest corner of the subdivision and 1205 is on the Eastern side. Existing property on sewer, #1000, is connected to a manhole in Fieldstone Farms.

TIMELINE:

- August 29, 2018: Availability application received for 999 Scramblers Knob.
- October 24, 2018: Availability application received for 1205 Scramblers Knob.
- CIC October 25, 2018: 999 deferred for additional information
- CIC November 29, 2018: Moved to Work Session for discussion.
- Work Session January 8, 2019.
- BOMA meeting January 22, 2019

EXISTING CONDITIONS:

- Map Exhibit showing 999, 1000, and 1205
- April 24, 2012: 1000 Scramblers Knob availability granted
 - Agreement between City & Ed Cash July 30, 2012 (2012-0083)
 - Agreement registered with Register of Deeds, transferred to new property owners
 - Participation in future special assessment district (current or future property owners) to extend sewer
 - Property owner responsible for all cost to extend public main & associated work (easements, ROW, pavement, fees, etc.)
 - Use functioning septic system until failure

FEASIBILITY: 999 Scramblers Knob

- Service line connection from SMH-14031
- Owner responsible for approximate cost of \$3,000 for WMD to perform connection
- 999 will connect from house to property line (via cleanout)

FEASIBILITY: 1205 Scramblers Knob

- Service line connection from SMH-44125
- Owner responsible for approximate cost of \$100,000 for WMD to perform connection
- Does not include easement costs through Echo Park
- Provide service to entire neighborhood currently on septic
 - Zone 1 = \$814,000, Zone 2 = \$2.6 Million, TOTAL = \$3.4 Million

MUNICIPAL Code – Title 18

- Section 18-204 (4): Use of septic when sewer is provided:
 - Owners of all houses situated within the City and abutting any right-of-way or easement in which there is now located or will be in the future be located a public sewer shall connect to the sewer. The connection to the public sanitary sewer system shall be required at the property owner's expense including all applicable connection and tap fees.
- Section 18-209 (4): Construction of sewer lines:
 - The authority to extend wastewater service is permissive only, and nothing contained herein shall be construed as requiring the City to provide sewer service to any person or entity.

Discussion:

- The Water Department doesn't like to add sewer lines piece-meal and would rather look at doing entire neighborhoods. If the entire neighborhood were to be done later, the lines put in piece-meal could not be used. The cost would be \$3.4 million, and no interest has been shown by the neighborhood of 24 homes.
- Mayor Moore asked if the Board wanted staff to create a resolution with options for 999 (want to expand their home and cannot do it through the County) and 1205 (with failing septic system that makes the \$600,000 property unbuildable.)
- Alderman McLendon recommended this be done in the same way as the 2012 sewer connection for #1000.
- Alderman Martin is not in favor of granting sewer to everybody outside the city limits. The City gets no tax revenue or anything from extending sewer unless the applicant asks to be annexed. She understands the need for these two properties.

12. 18-1232 Discussion of Wood Waste Disposal Options.

Mark Hilty, Assistant City Administrator
Jack Turner, SES Director

Current Operations:

- Wood waste collected by SES curbside or brought to the facility by City departments is approximately 3,500 tons per year; 175 loads per year; 3 loads per week. Material goes through wood grinder and is loaded onto trailer. Ground wood is currently going to Bi-County Landfill. Wood waste taken to the Williamson County Landfill has been at no charge. A charge of \$40/ton has been implemented.

Wood Waste options and costs were reviewed. Recommended staff option:

- Air curtain burner fitted with electric motor blowers at Century Court
- Initial Costs approximate total of \$160,000
- Estimated 95% reduction of material
- Average throughput – 5-7 tons/hour
- Approximate 50% reduction in labor
- Revenue from sale of current equipment net revenue \$190,000 (not including labor reduction.)
- Ash from burning could be used in composting or go to the landfill (included in Bi-County contract).
- Significant savings to be realized.

13. 19-0015 Discussion of CIP Ranking Process

Paul Holzen, Director of Engineering

Jonathan Marston, Assistant Director of Engineering

Instructions were given to the Board regarding capital project rankings which are due next week. Some costs were revised due to removal of outside funding and water/sewer funding, leaving only costs to the City.

14. 18-1100 **★Consideration of Ordinance 2018-56 – An Ordinance to Rezone 43.97 Acres from Agricultural (AG) District to Specific Development – Residential (SD-R 3.00) District for the Property Located North of Del Rio Pike and West of Reese Drive, 2970 Del Rio Pike (The Fields at Reese Farm PUD Subdivision); Establishing Public Hearing Date of February 26, 2019.**
15. 18-1099 **Consideration of Resolution 2018-96 – A Resolution Approving a Development Plan for the Fields at Reese Farm PUD Subdivision for the Property Located North of Del Rio Pike and West of Reese Drive, 2970 Del Rio Pike; Establishing a Public Hearing Date of February 26, 2019.**

**Alderman Ann Petersen, FMPC Representative
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Christopher Andrews, Principal Planner**

Chris Andrews: 64 single family lots, 68 townhouses, and three open space lots on 43.97 acres. Applicant is restoring a stream on the property as a community amenity. Differing lot sizes.

Greg Gamble, Gamble Design Collaborative: Distributed information on modifications made since the Joint Conceptual Workshop. Master Plan has gone from 144 to 132 homes, 34' lots eliminated. ROW dedication is 13,597 SF and Del Rio Pike expansion to 3 lanes are part of the improvements at no cost to the City. Road Impact Fees for arterial and collector roads total \$883,908. Mr. Gamble asked about reimbursement for Road Impact for the 13,597 SF dedication of right-of-way. A greenway trail is planned to Del Rio Pike getting a good connection to FSSD schools.

16. 18-1257 **Consideration of Ordinance 2018-61 – An Ordinance to Rezone 58.58 Acres from Specific Development Variety District (2.61, 391,012) to Specific Development Variety District (10.48, 420875) for the Property Located at the Intersection of Cool Springs Boulevard and East McEwen Drive (Avalon Square PUD Subdivision).**
17. 18-1258 **Consideration of Resolution 2018-105 – A Resolution Approving a Revised Development Plan for Avalon Square PUD Subdivision with 7 Modifications of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), for the Property at the Intersection of Cool Springs Boulevard and East McEwen Drive; Establishing a Public Hearing Date of February 26, 2019.**

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

The Concept Plan was approved in 2004. Envision Franklin recommends a Neighborhood Mixed Use design concept for all four corners of the intersection of East McEwen Drive and Cool Springs Boulevard. The revised plan proposes 122 attached residential units in the northwest quadrant (difference of 442 dwelling units); a total of 420,875 SF of commercial/retail/office space is proposed (a difference of 79,025 SF from original plan.; 306,100 SF in the mixed-use portion of the northwest quadrant, separated from the existing single family residential neighborhoods. Staff recommends approval of the Development Plan.

Modification of Standards Requests:

- *MOS 1: Location "A":* A grading issue. Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided into two walls. Applicant requested two walls (10'-8') with maximum total height of 18 feet in two walls. There are no other solutions other than a MOS. **Staff recommends approval of MOS 1.**
- *MOS 2: Location "B":* Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided in two walls. Applicant requested two walls (10', 7'), with maximum total

height of 17 feet in two walls. Grading must be kept to a minimum. No other solution than a MOS. **Staff recommends approval of MOS 2.**

- **MOS 3: Location "C":** Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided in two walls. Applicant requested one wall (18') integrated into the refuse center building with a maximum height of 18 feet. The structure will be highly visible from East McEwen Drive as there is no landscape buffer or buildings to be placed in front of the highly visible corner. **Staff recommends Disapproval of MOS 3.**
- **MOS 4: Location "D":** Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided in two walls. Applicant requested two walls (9', 8'), with maximum total height of 17 feet. Placement of the traffic signal and minimum vehicle stacking required for that intersection necessitated the driveway length and size preventing the applicant from meeting the retaining wall height. **Staff recommends approval of MOS 4.**
- **MOS 5: Location "E":** Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided in two walls. Applicant requested two walls (12', 12'), with maximum total height of 17 feet. Maintaining the structural stability of the existing fire station lot and the required minimum roadway intersection spacing requirements on Cool Springs Boulevard condensed the land needed to comply with the Zoning Ordinance. **Staff recommends approval of MOS 5.**
- **MOS 6: Location "F":** Zoning Ordinance specifies maximum retaining wall height of 16 feet if divided in two walls. Applicant requested two walls (10', 7'), with maximum total height of 24 feet. The minimum roadway intersection spacing requirements on Cool Springs Boulevard and East McEwen Drive necessitated a retaining wall to construct any driveway entrance into this quadrant of the development. This will minimize disturbance to existing hill and existing residential units in Avalon. **Staff recommends approval of MOS 6.**
- **MOS 7: Wall Composition Material:** Zoning Ordinance specifies segmental retaining walls shall match one of the primary colors of the retaining wall. Applicant requests use of pre-split rock retaining walls instead. Engineering staff has no objections over the long-term stability or drainage issues with this material, but there is insufficient information on the appearance or aesthetic of these walls to recommend approval of this deviation from standards. **Staff recommends Disapproval of MOS 7.**
 - Joe Parkes, Parkes Development Group, and Craig Malcolm distributed visuals of a vegetative wall, which they prefer at the entrance to the quadrant.
 - Mayor Moore requested more information on the denials of MOS 3 and MOS 7.
 - Mr. Parkes said a redesign of MOS 3 was done to make two walls instead of one large wall. He asked consideration to give road impact offsets for the \$1.4 M - \$1.5 M.
 - Item deferred to March.

18. 18-1158 **★Consideration of Road Impact Fee Offset Agreement (COF 2018-0231) with Sunnybrook Investment company, LLC, for the South Carothers Road Widening Project (Carothers Chase PUD).**

Paul Holzen, Director of Engineering

Jimmy Wiseman, Assistant Director of Engineering

Sunnybrook and the City each pay 50%.

19. 18-1270 **★Consideration of Amendment No. 4 to the Professional Services Agreement (COF Contract No. 2014-0209) with CT Consultants, Inc. for the Preparation of Final Plans and Specifications for the Franklin Road Corridor (Streetscape) Improvements Project, from the Harpeth River Bridge to Harpeth Industrial Court, at a Cost INCREASE Not-to-Exceed \$103,740.00.**

Paul Holzen, Director of Engineering

No comments or questions.

20. 19-0001 ★ **Consideration OF RENEWAL Certificate of Compliance for Wine in Grocery Store for Publix Tennessee, LLC #1529 Located at 5021 Hughes Crossing Boulevard (Berry Farms), Franklin, TN 37064 (Michael Mayhew, Managing Agent; Executive Officers: Randall T. Jones, Sr., President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President.**

Lanaii Benne, Assistant City Recorder

No comments or questions.

21. 19-0002 **Consideration of Resolution 2018-108, A Resolution to Affirm Compliance with Federal Title VI Regulations.**

Eric Stuckey, City Administrator

Annual routine resolution.

22. 18-0860 **Consideration of Ordinance 2018-32, An Ordinance to Amend Title 16, Chapter 10, Section 16-1004 Relative to the Use of City Police Officers Required Under an Approved Traffic Control Plan.**

Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Shauna Billingsley, City Attorney

Defer to January 22, 2019.

Other Business

None

Adjournment

Work Session adjourned @ 6:56 p.m.

Voting session will convene @ 7:10 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 1/30/2019 1:51 PM