
BOARD OF MAYOR & ALDERMEN *WORK SESSION* MINUTES
TUESDAY, JULY 9, 2019 – 5:00 P.M.
CITY HALL BOARD ROOM
FRANKLIN, TENNESSEE

Board Members

| | | | |
|---------------------------|---|--------------------------|---|
| Mayor Ken Moore | P | | |
| Vice Mayor Clyde Barnhill | P | Alderman Dana McLendon | P |
| Alderman Brandy Blanton | P | 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 | P |
| Vernon Gerth, Assistant City Administrator | P | Michelle Hatcher, Water Management Director | P |
| Mark Hilty, ACA Public Works | P | Paul Holzen, Engineering Director | P |
| Kristine Brock, ACA/CFO | | Emily Hunter, Planning & Sustainability Director | |
| Shauna Billingsley, City Attorney | | Kevin Townsel, HR Director | |
| Deb Faulkner, Police Chief | | Joe York, Streets Director | |
| Rocky Garzarek, Fire Chief | | Michael Walters Young, Budget/Analytics Manager | P |
| Jordon Shaw, IT Director | P | Lanai Benne, Assistant City Recorder | P |
| Tom Marsh, Interim BNS Director | | Linda Fulwider, Board Recording Secretary | P |
| Jack Tucker, SES Director | | | |

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

WORK SESSION DISCUSSION ITEMS

(Item 17 was addressed before Item 1)

17. 19-0698 Consideration of RESOLUTION 2019-64 to Adopt the Franklin Trails Brand Strategy and Brandmark Plan.

Lisa Clayton, Parks Director

Ellie Westman Chin announced that the CVB just received a report that 1.72 million visitors came to Franklin/Williamson County in 2018. This is an increase of 13.6%. The national average was 1.9% making it the fourth consecutive year Franklin/Williamson County was higher than the national average. Thanks to all the money visitors spend here, our households receive over \$500 on personal taxes. In 2017 the amount was \$516.45.

Ms. Chin, Torrey Barnhill and Tom Curl gave the presentation:

Mission: The Franklin Riverwalk and Trails committee, comprised of community and city leaders, provides strategic direction and advocacy for the creation of trails, greenways and blueways with the purpose of improving quality of life by connecting city parks, neighborhoods, historic resources and area attractions.

Vision: Connecting the Franklin community through trails, greenways and blueways to improve quality of life.

Target Audiences: Families, Teens, Runners, Cyclists, Tourists, Foot Traffic, plus Pet Lovers, Schools, Seniors/Retirees, Neighborhood businesses.

Brand Strategy: Provides/promotes a healthier lifestyle, increases property values, educational, inspirational, can reduce traffic, wellness and emotional benefits, creates revenue opportunities, assists in recruiting company/organizations.

Brand Position: For Franklin residents and visitors from all walks of life, Franklin Trails is a public and free place where you can enjoy a long jog, go on a bike ride take in nature or simply walk from one

landmark to another.

By delivering tighter connectivity throughout the city, Franklin Trails is driven to offer a functional and inspirational way to bring Franklin together-leading to an even stronger sense of community and improved quality of life amongst the people who live and visit here.

Brandmark Objectives: Create a logo that addresses short-term concerns, while establishing a strong long-term, ownable identity. Communicates the broad diversity of the Franklin Trail System. Works as a system-with established names and locations at trailheads, while providing an easily recognizable brand mark that serves as a trail maker throughout the system.

Brandmark:

- Colored “paths” represent the greenways and blueways of the connected system
- Brandmark doesn’t skew towards any one type of activity
- Bright colored and easily identifiable throughout trail system
- Works as an elegant compliment to neighborhood trails, as well as rustic hiking trails
- The lack of unexpected imagery and “abstract” design ensures it is unique, ownable and timeless brandmark
- Brandmark and colors align to personality traits of dependability, trustworthiness and forward-thinking.

The logo presented is an abstract design using shades of blue and green. Other variations shown: black and white and bronze. Signage will include the names of each trail/neighborhood.

Comments:

- Alderman McLendon: Likes the logo. It is important each section be identified. Well done.
- Alderman Burger: Loves the uniqueness of the logo. Suggested eliminating the bronze logo on stacked stone as it may blend in too much with the stone. Keep the color of the logos consistent.
- Alderman Bransford: Use the brand on merchandise.
- Alderman Martin: It’s great.

1. 19-0691 **★Consideration of Event Permit Application for Raise the Roofs on August 17, 2019 at the Park at Harlinsdale Farm Sponsored by Friends of Franklin Parks.**
Lisa Clayton, Parks Director

No questions or comments.

2. 19-0690 **Presentation of Development Activity Report for FY 2019 and Comparisons to FY 2018.**
Lynn Osland, Development Services Operations Analyst
Tom Marsh, Interim Director BNS

Development Activity Report Comparisons FY 2018 to FY 2019:

Permits Issued:

- FY 2018 6,831
- FY 2019 6,148

Total Construction Valuation:

- FY 2018 \$910,843,677
- FY 2019 \$578,419,947

Stormwater & Grading Permits Issued:

- FY 2018 45
- FY 2019 31

New Office Buildings:

- | | | | |
|-----------|----|---------------|-----------|
| • FY 2018 | 11 | Total Sq. Ft. | 1,372,231 |
| • FY 2019 | 15 | Total Sq. Ft. | 347,635 |

New Restaurants:

- | | | | |
|-----------|---|---------------|-------|
| • FY 2018 | 2 | Total Sq. Ft. | 4,620 |
| • FY 2019 | 2 | Total Sq. Ft. | 9,414 |

Number of Garbage Containers Issued:

- FY 2018 621
- FY 2019 496

New Dwelling Units:

- FY 2018 SF - 495 Average Sq. Ft. 4,040
TH - 124
MF - 1,247
- FY 2019 SF - 359 Average Sq. Ft. 4,078
TH - 150
MF - 64

Hotels:

- FY 2018 5 Rooms - 568
- FY 2019 3 Rooms - 439

Building Permits Issued from January 1, 2019 to June 30, 2019 by Aldermanic Ward: Visual presented.

Number of Dwelling Units Permitted in CY 2018:

- 3 Cities in Tennessee ranked in the Top 100 List of Fastest Growing Cities (based on dwelling units permitted per capita)

2018 Permitted Units Per Capita:

| National Rank | City | Population | 2018 Dwelling Units Permitted |
|---------------|------------------|------------|-------------------------------|
| 15 | Murfreesboro, TN | 136,372 | 2,750 |
| 40 | Franklin, TN | 78,321 | 976 |
| 69 | Nashville, TN | 667,560 | 6,828 |

Effective July 1, 2019

Building Permit Fee for Single Family Detached Dwellings and Additions to Single Family Detached Dwellings Increased to \$0.63 per sq. ft.

- Single Fee Includes:
 - Building
 - Electrical
 - Plumbing
 - Mechanical Permits

City of Franklin Website:

<https://www.franklintn.gov/services/development-building-services/development-reports-maps>

Shanna McCoy, Zoning Plans Examiner/Flood Plain Administrator advised that for 2018 she applied 1000 points that we weren't getting to the flood plain rating system. That dropped the City to Level 8 from Level 9 for which the City received a plaque. This is a positive move for those with flood insurance as well.

Items 3-8 (Southbrooke) were taken together

3. 19-0464 **Consideration of RESOLUTION 2019-42: "A Resolution Adopting a Plan of Services for the Annexation of Several Properties Located East and West of Lewisburg Pike and North and South of the Intersection at Stream Valley Boulevard (Southbrooke PUD Subdivision) by the City of Franklin, Tennessee"; Establishing a Public Hearing Date of August 13, 2019.**

Emily Hunter, Planning Sustainability Director

Amy Diaz-Barriga, Current Planning Supervisor

Kelly Dannenfelser, Assistant Director of Planning/Sustainability, and Joey Bryan addressed these items. The property is in the UGB. Staff recommends approval.

4. 19-0444 ★Consideration of RESOLUTION 2019-41: "A Resolution to Annex Several Properties Located East and West of Lewisburg Pike, and North and South of the Intersection at Stream Valley Boulevard, consisting of 318.49 Acres in the Southbrooke PUD Subdivision, and Adjoining the City Limits Within the Southern Part of the Franklin Urban Growth Boundary (UGB)"; Establishing a Public Hearing Date of August 13, 2019.

[First of Three Readings]

Emily Hunter, Planning Sustainability Director

Amy Diaz-Barriga, Current Planning Supervisor

Properties adjoin City Limits within the Southern part of the UGB. FMPC and Planning staff recommend approval.

5. 19-0442 **★Consideration of ORDINANCE 2019-13: “An Ordinance to Zone 318.49 Acres Specific Development-Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) and McLemore character Area Overlay District (MLCO-2), Either Conventional or Traditional Standards for Several Properties Located East and West of Lewisburg Pike and North and South of the Intersection at Stream Valley Boulevard (Southbrooke UD Subdivision).” Establishing a Public Hearing Date of August 13, 2019.**
[First of Three Readings] Emily Hunter, Planning Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Single family dwellings. SDR zoning appropriate with Envision Franklin. FMPC and staff recommend approval.
6. 19-0443 **Consideration of RESOLUTION 2019-40, As Amended: “A Resolution Approving a Development Plan for Southbrooke PUD Subdivision, for Several Properties Located East and West of Lewisburg Pike and North and South of the Intersection at Stream Valley Boulevard” ‘ Establishing a Public Hearing Date of August 13, 2019.**
Alderman Ann Petersen
Emily Hunter, Planning Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Development Plan meets many of the concepts. Some 34 ft. lots are proposed and that is why staff recommends disapproval of the Development Plan. FMPC voted 7-2 to recommend approval. The smaller lot sizes the reason for those voting against the resolution.
7. 19-0585 **Consideration of COF Contract No. 2019-0172 Parkland Impact Fee and Trail System Construction Agreement between the City of Franklin and Southbrooke, LLC.**
Lisa Clayton, Parks Director
Parkland fees assessed against the development \$3,357,120.00. Multiuse trail system, park structure with restrooms. Eligible for 100% parkland fees.
8. 19-0689 **Consideration of Road Impact Fee Offset Agreement (COF 2019-0221) for the Southbrooke PUD Subdivision with Southbrooke, LLC.**
Paul Holzen, Engineering Director
Jimmy Wiseman, Engineering Assistant Director
Developer required to install the following improvements:
Lewisburg Pike and Goose Creek Bypass –
- Provide dual northbound right turn lanes & dual northbound through lanes on Lewisburg Pike.
 - Provide dual westbound left turn lanes, a westbound through lane and a dedicated westbound right turn lane on Goose Creek By pass & southbound receiving lane on Lewisburg Pike.
 - Provide dual southbound through lanes on Lewisburg Pike.
- Install new traffic signal at intersection of Lewisburg Pike and Stream Valley Boulevard.*
Provide an east/west minor collector roadway stub from Lewisburg Pike to line up with future McLemore connection.
Eligible to fully recapture impact fees.
-
- ♦ Greg Gamble, representing the applicant, presented background information on meetings with planning staff and with residents in the area regarding this subdivision with open space, some hillside for a public park, diversity of prices. 27% of the lots are less than 45 ft. wide and talked about other developments that include smaller lots. Housing is needed for people who work in Franklin, but live elsewhere, and the number will increase as the area grows. They want to target median income buyers.
- Projected Impact Fees: \$4,792, 340 Road Impact; \$5,695,468 School Impact; \$3,223,696 Parkland Dedication Impact for a total of \$13,711,504. He reviewed the improvements to be made, explained setbacks and other information regarding the subdivision.

Eric Stuckey: The Zoning Ordinance and Annexation Resolution are on tonight's BOMA agenda. Both were unanimously recommended for approval by the FMPC.

- ♦ Greg Gamble: There is a lot of diversity and this is part of providing a full range of economic options. Single-family homes will start at \$545,000. None of the smaller lots can be seen from Lewisburg Pike.
- ♦ Aldermen Martin and Petersen think more people will come in ask for smaller lots.
- ♦ Alderman Bransford: This is a unique situation with different price points. She is not opposed to this plan with a mixture of diversity.
- ♦ Vice Mayor Barnhill: Envision Franklin is a guideline and not set in stone. He hasn't locked into 45 ft. lots. This is an opportunity for diversity and different styles.
- ♦ Kelly Dannenfelser: The smaller lots are less than the minimum for single-family homes.
- ♦ Alderman Speedy: Would like to review the lot size issue to make sure the water and sewer are adequate. Thinks density is encouraged in cases such as this with a variety of price points. He would like to see the impacts to stormwater infrastructure as well.
- ♦ Alderman Burger: She isn't that concerned about the smaller lots and price points. Lewisburg Pike will be widened at some point. She asked about right-of-way, options in Envision Franklin, School capacity studies, net lot diversity. Need to get people into homes.
- ♦ Alderman Petersen said the average square footage for homes is 4,000 sq.ft. Envision Franklin is only voted by the Planning Commission and it is just a guideline. She mentioned conservation zoning. The parkland makes the density different and a lot more. If there is more density would have to look at what that means for infrastructure.
- ♦ Alderman Blanton: Likes the diversity. Believes pulling out parkland to change the density is misleading. The setbacks are appropriate. Look at lot sizes. Sometime projects are brought in with the promise it will be affordable. There is no way to check that. Bring us some workforce housing. If density increases there will be traffic problems with more people living here.
- ♦ Mayor Moore said 43% of single-family homes are 34 ft. lots and that bothers him. They have to stick to what they tell us about affordable housing.
- ♦ Alderman Martin: We have been told developments include affordable housing. In the end they are not affordable.

9. 19-0676 ★**Consideration of Amendment 1 to Contract 2018-0134 with Town Planning & Urban Design Collaborative LLC for Planning and Zoning Services Related to the Zoning Ordinance Update.**

**Planning & Sustainability Department
Emily Hunter, Director**

This is for additional work done and it is in the new budget.

10. 19-0641 **Consideration of RESOLUTION 2019-61: "A Resolution Approving a Revised Development Plan for Lockwood Glen PUD Subdivision, for the Property Located East of Carothers Parkway and South of South Carothers Road"; Establishing a Public Hearing Date of August 13, 2019.**

**Emily Hunter, Planning Sustainability Director
Amy Diaz-Barriga, Current Planning Supervisor
Joseph Bryan, Planner**

Number of dwellings has not increased. The revision includes the addition of another external access point to South Carothers Road. Development Plan consistent with Envision Franklin. Staff recommends approval.

11. 19-0692 **★Consideration of a Professional Services Agreement (COF Contract 2019-0223) with the Corradino Group, Inc. to Provide Construction Engineering and Inspection Services for the SR-96 West Multi-Use Trail Project (PIN 123098.00).**
Paul Holzen, Engineering Director
Getting ready to bid this project. Construction time will be one year.
12. 19-0693 **★Consideration of Change Order No. 1 (Final Change Order) to the Contract (COF Contract 2017-0186) with Adams Contracting, LLC for the Construction of the Carnton Lane Culvert Replacement Project for a Cost Increase of \$81,734.46 and a Time Extension of 80 Days**
Paul Holzen, Engineering Director
The bridge was failing and replaced. A water line relocation was costly. Staff believes the time extension of 80 days is warranted due to the delay caused by the unplanned water line relocation. Staff recommends approval.
13. 19-0519 **Consideration of Procurement Award to Microbac Laboratories, Inc. of Maryville, Tennessee in the Estimated Total Annual Amount of \$22,276 for Industrial Pretreatment Sampling and Testing, Water Reclamation Facility Influent and Effluent Testing, and Testing of River Samples Wastewater Treatment Laboratory Contract Services for a Term of Award for the Water Reclamation Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2019-013; \$60,000 budgeted for line item in 431-82280-52213 for Fiscal Year 2020; Contract 2019-0161)**
Michelle Hatcher, Water Management Director
No questions or comments.
14. 19-0560 **Consideration of Procurement Award to Stanard & Associates, Inc. of Chicago, Illinois in the Total Estimated Annual Amount of \$34,835 for Police Promotional Process Assessment Services for the Human Resources and Polices Departments (Purchasing Office Procurement Solicitation No. 2019-016; \$26,012 included in 110-82250-42110 of proposed budget for Fiscal Year 2020; Contract 2019-0184)**
Kevin Townsel, HR Director
Deb Faulkner, Police Chief
No questions or comments.
15. 19-0640 **Consideration of COF Contract 2019-0214 Interlocal Agreement Between Franklin Special School District and the City of Franklin.**
Mark Hilty, ACA/Public Works
Lisa Clayton, Parks Director
Follow up on improvements at Freedom Intermediate and Poplar Grove ballfields.
16. 19-0680 **★Consideration of ORDINANCE 2019-24, An Ordinance Creating a Competitive Sealed Proposal Process to Purchase Goods and Services.**
[First of Two Readings] **Shauna Billingsley, City Attorney**

Kristine Brock and Bill Squires worked with Ms. Billingsley on this process. The State law was incorporated in the ordinance.
18. 19-0688 **Consideration of RESOLUTION 2019-68, “A Resolution to Adopt the Project List for the FY 2019-2028 CIP (Capital Investment Program).”**
Eric Stuckey, City Administrator

Eric Stuckey provided an overview of 30 projects of the Board's top priorities plus some that are a blend of priority and smaller projects that need to be done. These total \$280 million with capacity of a little over \$300 million to spend.

Discussion:

- ♦ Vice Mayor Barnhill: Need to study the City Hall project and whether it will be done in partnership with another entity. Three BOMA members didn't have City Hall on their priority lists. Thinks the Board needs to advance the needs of residents rather than build a new City Hall. He needs more discussion and understanding.
- ♦ Alderman Petersen: Had thoughts about other things presented. Half of the projects on the Board's list were not close to the top of their top 30. She is still unsure how some were chosen. Some road projects on the Major Thoroughfare Plan were way down the list, including the extension of Carothers at 88.
- ♦ Mr. Stuckey explained some are driven by development. BOMA priorities were a driving force, but that is not the only consideration. He asked if the Board wanted to vote on the first priority group. There was consensus on some projects. The Board could vote in August. Some priority projects need to get started. BOMA direction sets that in motion.
- ♦ Alderman Petersen: Additional discussion is needed on the expensive garage. She is looking at a surface lot and a shuttle.
- ♦ Mr. Stuckey responded that the majority of the Board want the parking structure.
- ♦ Alderman Petersen mentioned the home-raising project.
- ♦ Mr. Stuckey noted the home-raising is a U.S. Army Corps of Engineers project.

Other Business

None

Adjournment

Work Session adjourned @ 6:40 p.m.

- ★ Executive Session convened at 6:45 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office 8/7/2019 4:32 PM