
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, DECEMBER 13, 2011 - 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	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, HR Director	P
Vernon Gerth, ACA Community & Economic Dev.	P	Mark Hilty, Water Management Director	P
Russell Truell, ACA Finance & Administration	P	Paul Holzen, Interim Engineering Director	P
David Parker, CIP Executive/City Engineer	P	Gary Luffman, BNS Director	P
Kristen Corn for Shauna Billingsley, City Attorney	P	Catherine Powers, Planning/Sustainability Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
David Rahinsky, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, MIT Director		Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, Solid Waste Director		Linda Fulwider, Board Recording Secretary	P
Lisa Clayton, Parks Director	P		

1. Call to Order

Mayor Ken Moore called the December 13, 2011 Work Session to order at 5:00 p.m. in the City Hall Boardroom.

2. Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

3. Presentation by the Housing Commission's Initiatives Task Force and Consideration of RESOLUTION 2012-03, A Resolution to Endorse the Housing Commissions Initiatives Task Force Plan of Action for 2012

Alderman Pearl Bransford

Alderman Bransford, Kelly Dannenfelser, Vernon Gerth, Housing Commission members Lisa McIntyre, Ron Crutcher, Steven Murray, and Paul Lebovitz gave a presentation on the Initiatives Task Force Plan of Action for 2012.

Per Resolution 2012-03:

1. The Housing Commission requests that the Board of Mayor and Aldermen consider allocating staff resources to allow the City of Franklin to apply for more Department of Housing and Urban Development or other Federal Programs that allow for more resources for housing development. This

may be enhanced by creating a strong relationship with Federal and State Representatives and their staffs. This will insure better knowledge of opportunities that are available to the City of Franklin through State and Federal government.

2. The Housing Commission requests that the Board of Mayor and Aldermen expand the boundaries of the Community Revitalization Plan to be more inclusive of existing neighborhoods in the City's central area, helping housing nonprofits obtain grant funding.
3. The Housing Commission recommends the City of Franklin continue to expand and organize an Inventory of Available Land that includes available property in both the single family and multi-family areas to encourage development on those properties.

The Commission plans to come to Work Sessions quarterly to provide updates.

There was some discussion about the Reddick senior housing project. Mr. Crutcher said he thought the project could begin in March 2012 and would take 10 months to complete. No one will be displaced during this project. Additionally, there were questions about costs, grants and socio-economic mix in the Reddick area. Mr. Gerth noted the Commissions purview also includes workforce housing for citizens.

☉ Alderman McLendon arrived 5:20 p.m.

**4. Progress Report of the Waterford Crest and Future Columbia State Community College Property
Vernon Gerth, ACA Community & Economic Development**

Mr. Gerth provided an update on the Waterford Crest property, the pending dissolving of the PUD, and anticipated return of associated performance sureties. He added the Franklin Planning Commission will consider the revised plat on Thursday, December 15 clearing the way for the TN Board of Regents to close on the southern 38 acres for a new Columbia State College Campus before years end. Mr. Gerth briefly discussed some the challenges associated with dissolving the PUD including the City keeping ownership of the previously dedicated Knoll Top Lane right-of-way for a future road despite no longer having performance sureties for its improvement. He indicated the Board of Regents is not obligated to secure or fund the street improvements but stated they would consider contributing to the street and other infrastructure improvements at such time the legislature allocates funding for development. Alderman Skinner asked if the City would be responsible for extending sanitary sewer or water or improve the road. Mr. Gerth responded no. Duke Realty, Mars Petcare, and the Board of Regents understand that upon recording of the new plat, each property owner, either individually or together, will be responsible for extending sewer and water to their properties and installing related infrastructure improvements. Mr. Gerth added that decisions on infrastructure would be made during the City's development review process when the properties are ready submit development plans and that if a decision could not be made on improving Knoll Top Lane, the BOMA has the option to declare the ROW surplus property.

5.* Consideration of Contract Award to Taleo, in the Amount of \$19,840.00 for Calendar Year 2012, for the Human Resources Department with Renewal for 2013 in the Amount of \$14,625.00 Budgeted in 110-89550-41650 in Fiscal Year Budget 2012 (COF Contract No. 2011-0185)

Shirley Harmon, Human Resources Director

Eric Stuckey noted an upgrade of systems that support Human Resources is needed. Shirley Harmon related that Tracy Harness, Benefits Analyst, did hours and hours of research to find the appropriate applicant tracking system. At this time everything is done manually. Two HR techs devote 90% of time on applications, tracking, downloading, closing, rechecking on over 3,000 applications per year.

They have to make sure applicants meet the requirements of the positions. With this system vacancies will post automatically, changes, reference checks, letters, and a myriad other tasks will be automated. It will decrease the 125 days to fill a vacancy.

- 6.* **Consideration of Bid Award to Walker Chevrolet, Inc. of Franklin, TN in the Total Amount of \$36,741.00 for a Quantity of One (1) Four Door One-Ton Pickup Truck with Diesel Engine for the Parks Department (Purchasing Office Procurement Solicitation No. 2012-017; \$37,500.00 Budgeted in 110-89520-44700 for Fiscal Year 2012)**

Lisa Clayton, Parks Director

No questions or comments

- 7.* **Consideration of Bid Award to Tom Bannen Chevrolet, Inc. of Madison, TN in the Total Amount of \$27,834.90 for a Quantity of One (1) Two Door One-Ton Flatbed Truck with Gasoline Engine for Streets Department (Purchasing Office Procurement Solicitation No. 2012-018; \$33,000.00 Budgeted in 110-8950-43100 for Fiscal Year 2012)**

Joe York, Streets Department

No questions or comments

8. **Consideration of Contract Award to Pittsburg Tank & Tower Maintenance Co., Inc. of Henderson, Kentucky in the Total Amount of \$14,600.00 for Water Storage Tank Inspection Services for the Water Distribution Division of the Water Management Department (\$25,000.00 Budgeted in 421-82560-52102 for Fiscal Year 2012; Contract No. 2011-0189)**

Mark Hilty, Water Management Director

This is a regulatory compliance issue for the seven tanks throughout the City. The cost came in \$10,000 under budget.

9. **Consideration of ORDINANCE 2011-29, To Be Entitled: "An Ordinance to Rezone 21.32 Acres from Heavy Industrial (HI) to Light Industrial (LI) for Multiple Properties Located on Alpha Drive and Beta Drive"**

Alderman Ann Petersen, FMPC Representative

Catherine Powers explained that in previous years there were many residential uses in that area. The change will not affect those zoned HI now, but will affect those asking for development in the future. Neighborhood meetings and Conceptual meetings were held and the Planning Commission approved the change. Light Industrial has 13 more uses for property that are compatible with neighborhoods, unlike HI with dust, noise, dirt, etc. One or two properties out of 15 may be non-conforming. Alderman Burger wanted to know how many properties were vacant and unimproved and how many spaces available.

10. **Consideration of RESOLUTION 2011-57, A Resolution Approving a Concept Plan for Alexander Plaza PUD Subdivision (Kroger Site Renovations) Located at the Northwest Corner of North Royal Oaks Boulevard and Murfreesboro Road, by the City of Franklin, Tennessee**

Alderman Ann Petersen, FMPC Representative

Ms. Powers noted there had been a small change in the request this week; an increase in square footage of approximately .5% for a total of 178,442 square feet. The change does not affect open space. There are a number of modifications of standards. The landscaping will be adequate. They will pay into the Tree Bank for trees they are unable to plant. Lighting modifications for brighter illumination since customers will be walking to and from their vehicles at night.

11. Discussion Regarding Request Received for Purchase of a Small Amount of Land for Parking from the Aspen Grove Park Eastern Boundary Near the Back of the Thoroughbred Village VI Shopping Center

Gary Luffman, BNS Director

Lisa Clayton, Parks Director

Brookside Properties is offering \$5,225, the appraised value, for 3,936 square feet to provide additional parking for a new tenant in Building C. Staff recommends approval. Mr. Luffman noted the property owner had donated five acres of land previously and this will be giving back a small part of that.

Eric Stuckey said he would ask for deferral to January 2012.

12. Presentation and Discussion Regarding the Regulation of U-Turns Within the City of Franklin

Eric Stuckey, City Administrator

David Rahinsky, Police Chief

Matt Smalley, FPD Officer

David Parker, City Engineer

Citizens, visitors and others asked that staff take another look at this issue. Officer Matt Smalley gave a short presentation on U-turns in the City per Municipal Code. Goals are to encourage compliance, reduce traffic crashes, reduce injuries to vehicle occupants and others, provide for the efficient flow of traffic, and respond to and reduce citizen complaints. The Code is too broad and does not address specific areas that are hazardous for U-turns.

The reality is there is no compliance. Accidents related to U-turns are not statistically significant. Of 1352 crashes, only eight were related to U-turns. City Court citations in 2010 show that of approximately 10,000 citations only 45 were for U-turns (less than 1/2%). State law does not prohibit U-turns and no other municipality in Williamson County prohibits U-turns. If the ban is not going to be enforced, why keep it as is.

Citizen complaints are about certain areas during peak traffic volume. It should remain illegal to make a U-turn to avoid a long line of traffic waiting to turn left, such as Hillsboro Road @ Mack Hatcher and others. Signs prohibiting U-turns are in place in some areas. Alternative language is consistent with state laws regarding turning movements and covers situations where state law may be vague or not specific. Remove the blanket prohibition while allowing the Police Department to take enforcement action when the turning maneuver presents a hazard.

The Department proposes to enforce the signed areas. Officer Smalley asked if the Board would need to vote each time they wanted to post a sign. That would make the process cumbersome. There is language in the Municipal Code permitting sign posting when determined to be necessary. He provided an example of proposed ordinance language. It was asked if time periods could be listed on the signs and they can.

Mr. Stuckey advised an ordinance would be brought to the Board.

13. Consideration of Interlocal Agreement with Williamson County for Extra Duty Police Services

David Rahinsky, Police Chief

The agreement is necessary regarding County functions. It allows the City to charge the County the existing rate they charge other entities.

ADJOURN

Work Session adjourned 6:28 p.m.

Mayor Ken Moore

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 2/14/2012 8:35 AM