
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 27, 2012 – 4:00 P.M.**

Board Members

Mayor Ken Moore

Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Brandy Blanton	P	Alderman Dana McLendon	A
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	
Vernon Gerth, ACA Community/Economic Development	P	Shirley Harmon, HR Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Interim Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief		Joe York, Streets Director	P
David Rahinsky, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, MIT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, Interim BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, Solid Waste Director			

1. Call to Order

Mayor Ken Moore called the BOMA Work Session to order at 4:00 p.m. on Tuesday, March 27, 2012 in the City Hall Boardroom.

2. Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

3. Presentation and Follow Up Discussion on Integrated Water Resource Plan

**Eric Stuckey, City Administrator
Mark Hilty, Water Management Director
Zack Daniel, CDM Smith Consulting**

Mayor Moore announced this portion of the Work Session would be dedicated to the Integrated Water Resource Plan.

Eric Stuckey added the Plan would be broken into manageable 5-year pieces to address immediate needs in terms of capital investment. He noted very conservative estimates, as to rate increases, etc., were used. Mayor Moore added certain things in the presentation must be done now and can be put off no longer. Eric Stuckey emphasized it is important to start making decisions.

Alderman Blanton remarked she better understands what is needed after discussing the system with Mark Hilty and touring the facilities: Kudos to Mr. Hilty and his staff.

Presentation by Zack Daniel:

5 of 9 Objectives are High Priority (bold italic type):

- ***Meet current and future demands for water and wastewater reliability***
- ***Provide safety and security of water resources systems***
- ***Maximize efficiency of water use and value of water resources***
- ***Improve water quality and ecological health of Harpeth River***
- Provide improved access and aesthetics of Harpeth River
- Minimize carbon footprint of water resources operations
- Achieve sustainable biosolids management
- Achieve regional acceptance
- ***Provide excellent level of water/wastewater utility services at reasonable cost***

Critical/Immediate Action Projects

Regulatory Driven Projects

- Distribution water quality improvements (D/DBP)
- Water treatment plant improvements (LT2ESWTR)

Growth/Capacity Projects

- Expansion of WWTP capacity to 16 MGD
- Biosolids facilities for 16 MGD
- SCADA (water/wastewater systems)
- Automated metering infrastructure (AMI)

Regulatory Driven Projects

- Distribution System Water Quality Improvements
 - Required to meet D/DBP rules for HAA and THM management
 - Aimed at reduction in water age in distribution system
 - \$2 million for multiple projects over next 2 fiscal years

Water Age/Quality Improvements Planning-Level Cost Estimates

There are 16 locations to monitor water quality and the sum of all is used for an average. This will change in the fall when each site is averaged. If one site has a bad month, it can throw the City out of compliance. Some water storage in the City is not being used. The chlorine dissipates slowly and these projects are to address these situations. It would allow staff to be more confident about regulatory limits. Cost for these approximately \$2.1 million.

Dialogue:

- Reduction of water age in the system
- Harpeth Valley improvements at the point of distribution
- Financial responsibility Harpeth Valley vs. City of Franklin
- Disinfection byproducts
- Ladd Park pressure problems

- Water Treatment Plant Improvements
 - Upgrades to meet LT2ESWTR (Cryptosporidium)
 - Increased reliability and redundancy
 - Upgrades aging equipment
 - Expansion to 4 MGD results in operational cost savings
- Water Treatment Plant Project Options and Costs
 - UV Disinfection to meet LT2ESWTR (Cryptosporidium) in source water. Alternative costs \$5 million

Dialogue:

- Potential summer shut down
- Additional capacity
- Purchase all water from Harpeth Valley – big picture
- Cost to upgrade to 4.0 MGD
- Projected cost per 1,000 gallon: from Harpeth Valley, for 4.0 MGD
- Taste and odor potential treatment
- Reclaimed water demands/reclaimed water for drinking water
- Need majority of upgrades for the water system

Costs of Water Production

Costs per 1,000 gallons:

Wholesale Purchase (2012)	\$2.18
Franklin (2010 Treatment Cost)	\$1.47
Franklin (Projected Cost for 4 MGD)	\$1.33

Potential Annual Operations Cost Savings for 4 MGD Plant Expansion \$350,000 - \$450,000

Franklin Wastewater Demand Projection

Graph reviewed

Growth/Capacity Projects

- Expansion of WWTP capacity to 16 MGD
 - Existing WWTP has hydraulic restrictions at peak flows
 - Existing WWTP has process equipment nearing end of useful life
- Adaptive management options
 - Existing plant site
 - Potential south plant
- Existing plant estimated to be at capacity in 2017-18
- Biosolids Facilities for 16 MGD
 - Existing biosolids process is risk to operations
 - Process must be expanded to accommodate City growth
 - Key driver is developing a sustainable, long-term solution with beneficially reusable product

Biosolids Cost/Benefit Analysis – Capital Cost versus Operation Cost

Graph reviewed

Growth/Capacity Projects

- SCADA (water/wastewater systems)
 - Existing system is antiquated and data is not accessible
 - Can expand system with existing staff
 - Improved services such as improved emergency response
- Automated metering infrastructure (AMI)
 - Real time tracking of water demands
 - Consumption trends
 - Potential leaks
 - Reverse flow
 - Benefits to system customers
 - Allows Franklin to be proactive in addressing water loss
 - Improves customer service, billing accuracy, emergency response
 - Reduces operating expenses and risks associated with meter reading

Impact on Average Residential Inside Rates (5-Year Window)

- Water – Impact of Debt Service on Residential Inside Rates graph reviewed
- Water – Impact of Debt Service on Residential Inside Rates (\$4 million in fees used to offset capital investment graph reviewed
- Sewer Option A – Impact of Debt Service on Residential Inside Rates graph reviewed
- Sewer Option A – Impact of Debt Service on Residential Inside Rates (\$14 million in fees used to offset capital investment graph reviewed

Wastewater Growth/Capacity Projects

- Capacity Issues
 - Add capacity at existing plant best option
 - Total Cost \$18,600,000
 - 2017-2018 is the point for additional capacity
 - 2-Year construction period
 - 1-Year for permitting and design
 - FY 2013 probable for City to make a decision

Biosolids Facilities for 16 MGD

- Expand to accommodate growth
- Sustainable long-term project
- Approximately 10-12 years out

Dialogue:

- Landfill problems in future

- Biosolids taken to Camden landfill
- Reuse of some equipment
- Number now assumes starting from scratch
- Paying for hauling whole weight and 84% is water, 16% solid
- Solar drying would be Class A
- Class A includes all 4 processes for a total of \$66 million
- Class B solar drying at a cost of \$22 million is more restricted use
- Cost to haul to landfill now \$1.3 to \$1.4 million per year
- Mark Hilty and Mr. Daniel working on a grant – biogas
- Discussed increases to cost of service
- Approximately \$14 million in system development fees to apply

Special Work Session for IWRP adjourned @ 5:30 p.m.
 Reconvened Work Session @ 5:45 p.m.

4. Discussion Regarding the Conduction of a Citizen’s Household Survey

Catherine Powers, Director of Planning & Sustainability

Eric Stuckey noted this is an agenda item per request of Alderman Skinner.

A citizen’s household survey is a valuable tool if done more frequently such as every-other-year. Mr. Stuckey met with Mindy Tate, Franklin Tomorrow, who would like to work with the City on a survey. A National Community Survey could be used for benchmarks that could be tailored to the City.

Discussion:

- Additional costs to tailor survey to the City
- Do not want a “cookie-cutter” survey
- \$60,000 too costly in this economy
- Cost of postage vs. electronic survey
- One result of 2006 survey was Recycling Program

Mindy Tate came forward and spoke of Franklin Tomorrow’s Vision Fair and project teams the organization is creating. They are trying to identify peer cities to set benchmarks. Franklin Tomorrow and the City can work together by taking information they already have from the Vision Fair.

To be brought back for further discussion.

5. Consideration of Event Permit for Dr. Buzz Patient Appreciation Day at Harlinsdale Farm on May 12, 2012

Anna Shuford, Parks & Recreation Superintendent

6. Consideration of Event Permit for Fiddlin Fish 5K to be held on May 19, 2012 in Downtown Franklin

David Rahinsky, Police Chief

7. Consideration of Event Permit from The Boys and Girls Club for Wine Down Main Street to be held on November 2, 2012 in Downtown Franklin

David Rahinsky, Police Chief

8. Consideration of Event Permit for Jingle Bell Run to be held on December 1, 2012 in Downtown Franklin

David Rahinsky, Police Chief

Items 6, 7, and 8 taken first after session reconvened. No questions or comments.

Item 12 addressed next

9. Consideration of ORDINANCE 2012-19, an Ordinance to Amend Franklin Municipal Code Title 18, to Standardize and Define Customer Classification

Steve Sims, Assistant City Recorder

Deferred

10. Consideration of ORDINANCE 2012-16, an Ordinance to Amend Franklin Municipal Code Title 9, Chapter 10 to Regulate Carriages on City Streets

Eric Stuckey, City Administrator

Mr. Stuckey referred to the Work Session two weeks ago when it was said the existing ordinance for pedicabs would be reworked to include horse-drawn carriages.

Added to the document:

- “For carriages, all animals shall be fitted with manure bags that shall be emptied regularly. Manure shall not be deposited on any public street, way or property, nor in city trash disposal receptacles on city streets”.
- Specified hours – 9:00 a.m.–9:00 p.m. daily

Johnny Smith, Sugar Creek Carriages, came forward. He is interested in operating a carriage service in Franklin. He would prefer the hours 6:00 p.m.–10:00 p.m. on Friday, 11:00 a.m.–10:00 p.m. on Saturday, and Monday through Thursday 6:00 p.m.–10:00 p.m. Summer is the busiest season. Perhaps 1:00 p.m. – 10:00 p.m. on Sunday. Alderman Blanton would like to see the hours worked out and asked about the rates. Mr. Smith responded his Groupon reserved rate is \$29 for 4 people, \$5 extra for each additional person. The walk-up rate is \$25 for 4 people. Alderman Blanton asked about requirement of a private facility. Mr. Smith responded he would keep the carriages somewhere nearby and transport the horses from his farm.

Alderman Skinner suggested horse-drawn carriage rides be studied for a season then revisit the issue.

11. Consideration of Creekstone Subdivision Homeowners Association Median Maintenance Agreement (COF Contract 2012-0173)

Vernon Gerth, ACA Community & Economic Development

Mr. Gerth answered questions posed by Aldermen Skinner and Petersen.

(Item taken out of order following item 8)

12. Discussion Regarding CIP Projects: Staff Recommendations and Funding Plan

Eric Stuckey, City Administrator

David Parker, City Engineer/CIP Executive

Paul Holzen, Interim Engineering Director

Mayor Moore related that he wants to pull the trigger soon on many of these projects. If something is not done on some, they will be further and further behind.

Mr. Stuckey called attention to staff recommended Scenario 5 that was added and has three variations:

- 5A – Includes South Carothers Parkway (north segment) at \$7.6 million; does not include Carlisle Lane Signalization or McEwen Drive Temporary Connector.
- 5B – Includes South Carothers Parkway (south segment) at \$9.1 million; does not include Carlisle Lane Signalization or McEwen Drive Temporary Connector.
- 5C – Includes South Carothers Parkway (south segment) at \$9.1 million **and** McEwen Drive Temporary Connector at \$2.5 million; does not include Carlisle Lane Signalization.

Mr. Stuckey said the scenarios do not dramatically shift any benchmarks on debt service. Did not figure

fees on general capital items, and some have no debt. Outside any borrowing, design for fire stations 7 and 8 funded through Facilities Tax, Harlinsdale through Hotel/Motel Tax, McEwen/Wilson Pike is a combination of \$1 million contributed by Williamson County Schools and \$1 million in Fund Balance from County Facility Tax dollars.

Alderman Martin stated she wanted the money from #9 McEwen Drive Temporary Connector to go to #10 Carlisle Lane Signalization. Discussion ensued. Mayor Moore commented he was comfortable with the priorities except for the Carlisle Signalization. He wants to find a way to fund that and South Carothers.

Alderman Petersen said the Road Impact Fee is going to go to Debt Service for years, looking at going to General Fund and Debt Service for it. The Debt Policy Debt Service target is 8% of the General Fund. She referred to page 6 of the PFM Capacity Model and commented the last graph shows debt service on total starts at 8½% and goes to 11% or more as early as 2015-2016, which means taking a lot of money out of the General Fund and 70% of that is for personnel costs. In AAA cities our size the median is 10% or under. It takes away flexibility. For that reason, she wants to look at things that do not create more debt, see what the Budget is going to be this year and extra money that might go for Debt Service.

Mayor Moore said Khri Pascarella spoke about the north side of South Carothers at the last Work Session and asked if Paul Arnold would like to talk about the south side.

Alderman Barnhill agreed the Board should look at what is involved on debt service regarding McEwen, both segments of South Carothers, Hillsboro Road, and Mack Hatcher. With Berry Farms, Ladd Park and others coming on something must be done with South Carothers. Carlisle should be added to the mix as well.

Paul Arnold, developer of Ladd Park, said collectors and arterials have been neglected. New growth is from east and south. He would vote for 5C if he had a vote. The City's priority should be connectivity south. There is an environmental permit on the bridge that is about to expire. If the Board does not act, the permit will be subject to revisions and cost will double. \$3.2 million is already invested. He wants to haul in \$1 million worth of topsoil, but needs to bridge to do that. Ladd Park is a viable subdivision generating funds. He has seen a 40% increase in sales and that will increase in next 3-4 years. Ladd Park is generating impact fees. Pick 5C for a functional route.

Mr. Stuckey related the City has the design for the entire roadway; however, phasing is being considered to manage costs. Alderman Skinner commented building south would give connectivity but the old sections with angled hairpin curves would still be used. Mr. Arnold commented that all those roads get traffic. The more alternatives given the more dispersement. David Parker agreed it gives alternate routing and disperses traffic. Alderman Martin thought it made more sense to start north and go south.

Alderman Bransford commented that 5C includes everything but Carlisle signalization. Mr. Stuckey said Carlisle cost would be about \$2 million. Alderman Bransford would like to see Carlisle added to Scenario 5C because Carlisle is in an older part of the City and the City should take care of the people who have been living in Franklin for years. Per Mr. Stuckey, approximately \$70,000 in debt service is needed per million of project cost. Carlisle would add about \$140,000 per year of debt service.

Khri Pascarella, Pearl Street Partners, developer of Nichols Bend, said it makes sense to him to start north and get a streamlined road rather than a road with three hairpin turns. There is traffic congestion now. Northern makes more sense for new development although there would be no connector to the south.

Discussion continued on debt service, collection of fees, and phasing Simmons Ridge, Ladd Park and Nichols Bend. Estimates made by Planning and 45% of the project paid by future road impact fees are not in the calculations.

Mayor Moore requested Carothers Parkway and Carlisle Lane be brought back with a resolution and funding plan, 5C south with McEwen connection and Carlisle Lane added.

13. Discussion Regarding Flood Fringe Overlay Process

Vernon Gerth, ACA Community & Economic Development

Eric Stuckey related public meetings were held regarding the existing ordinance and non-residential uses. Some were unaware of the use restrictions and many did not know about the 30-month period for non-conforming uses. Abandonment relates to voluntary abandonment of property. Abandonment of property due to the May 2010 flood was not voluntary. Allowances are being made because of the presidential declaration of disaster. There would be a minimum 12-month grace period for flood-impacted properties and there will continue to be case-by-case assessments. The May 2010 flood damaged many of the existing businesses in the Floodway Fringe Overlay (FFO). Most of those businesses are non-conforming uses.

Staff interpreted the status of non-conforming uses to be in compliance with the use type. For example, a drycleaner must be replaced with a drycleaner. Some of the use types are more limited than others, and that has caused concern for some owners located in the FFO. The City is dedicated to the principle of the FFO in terms of life safety and a process to consider the implications of the regulations is being formulated.

City Attorney Shauna Billingsley is drafting a resolution to extend the non-conforming status of the non-residential properties in the FFO. This is based on the natural disaster, being a non-voluntary event, causing the abandonment of these non-conforming uses. The City must prove the owners did not abandon the properties. Vernon Gerth noted the intention is to present the resolution at the April 10, 2012 meeting. Prior to that, property owners will be invited to attend a workshop and a list of options will be provided.

Staff intends to study other communities and possibly engage outside assistance to deal with this complicated issue. Discussion of FFO regulations is tentatively scheduled for the April 26 joint BOMA/FMPC workshop.

Alderman Petersen was concerned that case-by-case decisions would appear as some getting favored treatment over others. Alderman Petersen asked to see the numbers on abandoned properties in the last 10 years. Ms. Billingsley stated non-conforming use is always done on a case-by-case basis.

Mayor Moore asked the three property owners present if they were okay with the way this is being handled and they indicated that they were.

ADJOURN

Work Session adjourned @ 7:18 p.m. BOMA meeting to convene @ 7:30 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 4/23/2012 1:15 PM