
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, APRIL 9 , 2013 - 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, Vice Mayor	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	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community & Economic Dev.		Shirley Harmon, HR Director	
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, CIP Executive/City Engineer	P	Paul Holzen, Engineering Director	
Kristen Corn for 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	P
Fred Banner, MIT Director		Dan Allen, Assistant Engineering Director	P
Chris Bridgewater, BNS Director		Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, Solid Waste Director	P	Linda Fulwider, Board Recording Secretary	P

1. Call to Order

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

2. Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

3. Presentation of Franklin TV Programming

Milissa Reiersen, Communications Manager

Eric Stuckey said the Board had expressed interest in seeing direct programming of what is going on in the City and community. Milissa Reiersen showed a video featuring excerpts from several videos produced: Moore with the Mayor, Fire Department, Police Department, Walk in the Park and educational videos from TOC and the City Arborist.

Mr. Stuckey related that Ray Foglia and Ms. Reiersen put together a studio in City Hall for the filming of some of these videos. He mentioned there is an opportunity to provide live feed during an emergency as well. The City is active in social media with Facebook, Twitter, YouTube, and the City website.

4. **Consideration of Special Event Permit for Wounded Warrior Project 8K and Soldier Ride for November 16, 2013**

David Rahinsky, Police Chief

No questions or comments

5. **Presentation by Friends of Franklin Parks Regarding a Multi-Purpose Equestrian Arena and Event Area for the Park at Harlinsdale Farm**

Lisa Clayton, Parks Director

Lisa Clayton, Mindy Tate, Dr. Monty McInturff, and Gary Vogrin addressed this proposal. Ms. Clayton stated it is about bringing horses back to Harlinsdale. Dr. McInturff noted that many of Friends of Franklin Parks board members were present. The Multi-purpose Equestrian Arena is a group idea to make something special happen. The Park at Harlinsdale Farm is a gateway park into Franklin.

Bring the Horse Back to Harlinsdale

- Friends of Franklin Parks, LLC, was created in 2011 to cultivate stewardship within our community to preserve our cultural and natural resources, enhance the park experience, and expand its legacy for future generations.
- Much of the concentration of the group has been on the Park at Harlinsdale Farm, the 200-acre former Walking Horse breeding farm on Franklin Road

Raise the Roofs Raises Attention & Funding

- In June 2012, Friends of Franklin Parks held its first Raise the Roofs to benefit the historic buildings at the Park at Harlinsdale Farm
- While raising funds was the main focus of the event, which drew over 300 people, it also reignited an interest by the community to see the Park at Harlinsdale Farm preserved and enhanced for use by the citizens
- The City of Franklin responded to this desire and its obligation as a property owner by undertaking weatherization of the Historic Main Barn and the Hayes house on the site.

Master Plan & Conservation Easement

- The Master Plan for the Park at Harlinsdale Farm was completed in 2005, along with execution of a conservation easement with the Land Trust of Tennessee
- In both the Master Plan and the conservation easement, equestrian uses and purposes were considered priorities by the citizens and allowed uses by the Land Trust of Tennessee

Development Zones

- As written, the Master Plan defines the overall character of Harlinsdale Farm as rural, but says "development areas need to be designated to allow uses that educate visitors."
- While the most mentioned uses for the main barn were a walking horse museum, breeding operation, and history museum, Friends of Franklin Parks would propose a multi-purpose equestrian arena in the area of the 100-year floodplain bordering the Interurban Railroad bed which is still visible on site.

Friends of Franklin Parks Multi-Purpose Equestrian Arena

- A five-acre tract behind the Main barn within the 100-year floodplain
- Site would include a 300X150 foot arena, supported by two, half-acre paddocks and possible development of a vendor and tailgating area
- The entire facility would be surrounded by perimeter fencing and the arena itself would be fencing and wire in keeping with the current standards
- The adjacent visiting mare barn, a 24-stall facility, would also be restored as part of the project and surrounded by perimeter fencing.
- Friends of Franklin Parks would propose to lease the five-acre site from the City for a period of five years and operate day-to-day administration of the facility for that same period of time.

Possible Uses

- Public horse shows, 4-H events, arena polo, hunter/jumper competitions, therapeutic riding camps, riding lessons, concerts, public assemblies, etc.

Let's Bring the Horse Back to Harlinsdale!

Eric Stuckey said they would like to get a general consensus if the Board is interested in pursuing this arrangement. He added that it is not unlike the arrangements with Franklin Baseball, etc., just a different use. A specific proposal between the City and Friends of Franklin Park would be brought back for review.

Discussion:

- Target market: An awesome place to educate about this community, for people active in the horse environment, music events, scouting events, therapeutic riding, programs for underprivileged children. People can bring in horses to ride the equestrian trails.
- Horses will not be housed on the property
- Friends of Franklin Parks want to have an open forum to see what kind of interest there is for this project.
- Lighting is not allowed; however, eventually there could be some lighting along the driving road
- How will revenue be generated and managed? The "Friends" propose to build and operate the facility, working with organizations that understand the horse, although at this point they don't specifically know what those are. They believe that now that this proposal is public they will hear from other groups. They will be stewards of the revenue and maintenance and expansion and make sure the facility is kept at a high level. The revenue will support the maintenance and expansion. "Friends" is a non-profit entity with small administrative expense.
- Propose City Parks Department continue to be responsible to physically maintain the property. A full budget would have to be brought to the Board. The department would need to hire additional maintenance workers.
- No co-mingling of City money and "Friends" money. The initial excavation will be a big cost to assure it drains properly, etc. There are no exact numbers at this point.
- The Friends and Ms. Clayton have met with the Land Trust and there are some things that need to be worked out.
- The Dog Park will remain at Harlinsdale, but will be relocated away from the equestrian area. This could be a plus for the Dog Park in that it could be enlarged.
- There are no plans for the Main Barn
- All were in agreement that The Park at Harlinsdale Farm is in dire need of public restrooms.
- Consensus: this will be a good thing for the Park

6. Consideration of Liquor License Retailer's Certificate (Renewal) for Westside Wine & Spirits, 188 Front Street, Suite 108 (Westhaven PUD), Franklin, Tennessee 37064 (Wesley Alexander)

Lanaii Benne, Assistant City Recorder

No questions or comments

7. Consideration of Sale of Surplus Property Located at 112 Bridge Street, Commonly Known as the Old, Old Jail (COF Contract 2013-33)

Eric Stuckey, City Administrator

As discussed before, this is an opportunity to redevelop the property. The Heritage Foundation submitted a request to purchase the Old, Old Jail on February 8, 2013. There is no requirement to rebid the sale of same. The purchase price is \$25,000 and a quitclaim deed will convey the title to the Heritage Foundation. The Foundation agrees that should it decide to place the property for sale the City has first right of refusal to purchase the property at or below the current appraised value.

There was a question about the property being back on the tax roll; however, County Trustee Joey Davis advised it would be on the tax roll until application is made to the Williamson County Board of Equalization.

Mayor Moore asked that Item 12 be addressed next as it involves Mr. Davis as well.

8.* Consideration of ORDINANCE 2013-12, An Ordinance to Rezone +/- 0.96 Acres from Low Residential (R-1) District to Residential Variety (RX) District for the Property Located at 711 Hillsboro Road

Alderman Ann Petersen, FMPC Representative

Catherine Powers noted the applicant at first wanted R-3 zoning which was not feasible. Residential Variety (RX) was then offered and the applicant agreed. This is to accommodate a second home on the property.

Alderman Petersen said the density would be 2.08, but she could not find that written in the ordinance. Mr. Stuckey advised she would need to make an amendment at the voting meeting.

9. Consideration of RESOLUTION 2013-16, A Resolution Approving a Development Plan for 711 Hillsboro Road PUD Subdivision, Located at 711 Hillsboro Road by the City of Franklin, Tennessee

Alderman Ann Petersen, FMPC Representative

No questions or comments – goes with Item 8.

10. Discussion Regarding Sanitary Sewer System Studies

- | | |
|----------------------------------|--------------------|
| a) West Drainage Basin | RESOLUTION 2013-19 |
| b) Mayes Creek Connector Routing | RESOLUTION 2013-20 |
| c) Mayes Creek Drainage Basin | RESOLUTION 2013-21 |
| d) Watson Branch Drainage Basin | RESOLUTION 2013-22 |

David Parker, City Engineer/CIP Executive

Mark Hilty, Water Management Director

Mr. Stuckey noted these are the studies that were discussed at the Special Work Session on April 2, and have been brought tonight for a vote. The West Drainage Basin and Mayes Creek Connector Routing are time sensitive. The four studies are a long term 30 year outlook of how the basins build out and a pathway for future.

Discussion:

- Alderman Skinner was concerned about Section 3 and decisions (other than technical decisions) to be made by the Water Management Director. He questioned when and where. The aldermen are responsible for taxpayer and ratepayer dollars and it seems too open ended for the director to decide when and where.
- Mr. Stuckey said that is part of what comes to the Board as part of Capital Projects.
- David Parker added that it refers to sizing, phasing and time frames. It authorizes the City Engineer and the Water Management Director to make decisions. There is a report prior to any bidding, etc.
- Mark Hilty added that it is not unlike what is being done now and it does not void Board input.
- Further discussion and questions asked and answered about the basis for phasing, flow issues, moving pump stations, the UGB, approving the first two Resolutions and deferring the other two, the south prong, look at in terms of Integrated Water Resource Plan, increasing density,

and many things based on technical issues that cannot be fully answered at this time.

- Alderman Barnhill sees the four resolutions as the big picture. The Board hasn't appropriated any funds yet. Have to plan and adjust plans periodically. The Board controls the plan and funding. He was not interested in deferring two of the resolutions. It is all one document, one plan to project what is needed based on growth.
- Mr. Parker explained this plan builds on the IWRP and contains the most recent information. It updates much of that information regarding expected flows, etc. The IWRP must always be looked at, but it is not stagnant; it is always changing.
- Mr. Parker distributed the Policy for Sewer Service Outside of City Limits Conditions for Granting Availability approved by the Board March 10, 1992. There have been slight variations along the way, but it is the general policy that staff has been looking at. There is a similar policy for water.

11. Consideration of Inter-Planning Commission Review for the Sparkman Subdivision, Located Off South Carothers Road

Alderman Ann Petersen, FMPC Representative

No questions or comments

12. Consideration of Interlocal Agreement with Williamson County Government for Transferring the Billing and Collection of Property Taxes to the Williamson County Trustee

Russ Truell, ACA Finance & Administration

Steve Sims, Business Process Improvement Manager

County Trustee Joey Davis and Steve Sims addressed the item. Eric Stuckey noted this is on the agenda tonight for feedback on the proposal to have just one tax bill sent to citizens and to streamline customer service from a collection standpoint.

Mr. Davis said this is a great opportunity. The idea has bounced around for many years. The City currently bills and collects property taxes for properties in the city limits and the County Trustee issues bills and collects for properties in the unincorporated areas, the Franklin Special School District (FSSD) as well as some municipalities. This results in confusion by our citizens since they receive multiple statements. The fee for this service will allow the Trustee to be compensated at a rate that can be in line with the expenses associated with providing the service. Putting everything on one tax bill will cut postage and printing costs. By the 13th of every month, all the money collected for the City will be transferred to the City. The fee will be a Per Parcel Fee charge, which is cheaper than a statutory commission.

Mr. Stuckey indicated this will be incorporated in the new budget to be proposed in May. This system will eliminate the need to upgrade the City's software and it will be good customer service. The Interlocal Agreement will initially be for a term of five years.

Mr. Davis noted the County Attorney has written the Interlocal Agreement and he and his staff have reviewed and made changes. It should be ready to go before the County Commission in May. The City should recoup more delinquent taxes as well. He asked that the City do a media campaign to explain this system to citizens before it rolls out.

13. Discussion Regarding Changes to the Compensation Schedule for the Board of Mayor and Aldermen

Eric Stuckey, City Administrator

The Budget & Finance Committee discussed BOMA pay at their March meeting. Research shows the last pay adjustment was 25 years ago. The general guideline is that the Board is allowed to determine the pay; however, the Charter specifies a decision can be made no closer to an election date than 3 months. A survey was done of 32 other communities as well. Three months out would be July to be incorporated in the 2013-2014 budget.

Discussion:

- Election process done differently now than 25 years ago with ward aldermen and at-large aldermen elected two years apart.
- Consensus was to incorporate the raise for both sets of aldermen at the same time.
- Higher pay might entice younger citizens to get involved in City government.
- Current aldermen did not run for the money.
- Vice Mayor McLendon asked when and how much of an increase City employees received. He said he would not support a raise for elected officials that exceeds what employees received. He added that it is an honor and privilege to serve as an alderman.

ADJOURN

Work Session adjourned @ 6:49 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 4/24/2013 10:25 AM