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**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, MAY 14 , 2013 - 5:00 P.M.**

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**Board Members**

Mayor Ken Moore	P		
Alderman Brandy Blanton	P	Alderman Margaret Martin	A
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.	P	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	P
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	P
Fred Banner, MIT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, Solid Waste Director	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. Consideration of Event Permit Application from Heritage Foundation for the Heritage Ball to be Held at Eastern Flank Battlefield Park on September 21, 2013**

**Lisa Clayton, Parks Director**

The Heritage Ball is to be held at Eastern Flank Battlefield Park; however, if construction of the access road is not completed, the event will be moved to Harlinsdale.

**4.\* Consideration of Liquor License Retailer's Certificate for Wine and Liquor Depot, Wine and Liquor Depot, LLC (Owned Jointly by Harold McCormick, the Managing Agent, and Sarah McCormick), 327 Independence Square, Franklin, Tennessee**

**Lanaii Benne, Assistant City Recorder**

No questions or comments

**5.\* Consideration of TDOT Special Litter Reduction Grant Contract 2013-0031 in the Amount of \$55,000 to Further Promote the City's Blue Bag Program and to Remove Litter and Large Debris from the Harpeth River**

**Becky Caldwell, Solid Waste Director  
Andrew Orr, Sustainability & Grants Coordinator**

Project Overview:

- City awarded \$55,000
- Promoting the Blue Bag Program
- Harpeth River Cleanup
- 20% match (\$11,000)
  - \$4,500 in kind match
  - \$6,500 match

Blue Bag Recycling

- Billboard Rental
- Truck Decals (28)
- Purchase Additional Starter Kits
- Newspaper Advertisements
- Hiring of Public Relations Help

Harpeth River Cleanup

- HRWA to carry out logistics and planning
- Use volunteers to remove small debris
- Removal of larger/heavier debris

Discussion:

- Why is it necessary to hire a public relations consultant; can't the City's Communications Department do it? Response: The department has done some of it in-house. The consultant is to get a new perspective and extra manpower. Recycling participation has plateaued and the City wants to get to the next level.
- It is a volunteer program, so why isn't the City charging those who do not recycle? Response: Staff is looking at different services and how much each costs. Right now, it is a package. It would be difficult to charge because not all households participate in recycling every week.
- What is the cost for the public relations help? Response: The maximum is \$10,000 and the PR person will do the items listed; it is a bundle.
- Large debris to be removed is primarily from the May 2010 flood and will likely not include large items at the site of the old city dump. In the past TDEC has directed the City not to remove certain items as they could be harmful to the river.
- Grant is through the Highway Office of Beautification with no anticipated additional costs. The grant is not the same as TDOT roadway grants.
- There are plans to plant native plants around the area of the old dump to hide the items embedded in the bank.

**6.\* Acknowledge Report of Emergency Purchase from Southern Sales Company, Inc. of Nashville, TN in the Total Amount of \$25,663.44 for Replacement of High Service Pump No. 2 at the City's Water Treatment Facility, 838 Lewisburg Pike**

**Mark Hilty, Water Management Director**

Pump has been purchased, is in place and functioning.

**7. Consideration of ORDINANCE 2012-38, Zoning Text Amendment to Amend Chapter 3, Section 3.2 and Chapter 8, Section 8.3 of the Zoning Ordinance (Relative to Hotels)**

**Alderman Ann Petersen, FMPC Representative**

Catherine Powers reviewed the zoning text amendment relative to hotels. Since there is now little difference between an All-Suites Hotel and a Full Service Hotel, staff decided to consolidate the definitions and regulations. Certain requirements must be met by all hotels. Staff believes that Boutique Hotels should be placed exclusively in downtown Franklin and should reflect the historic atmosphere.

Alderman Petersen called attention to the first paragraph on page 4 - "A high quality hotel which contains less than 120 rooms, located within the City of Franklin's historic District or the CFCO. Boutique hotels are the only hotel type allowed in the CFCO and must reflect the historic character of downtown Franklin." She said CFCO means all of Central Franklin to Mack Hatcher to Downs Boulevard to Lewisburg Pike, and thought it might be misconstrued that a Boutique Hotel could be built that far out rather than in the 16 block historic area downtown. During discussion, the consensus was that it would be understood, for various reasons, that the 16 block area would be the target for Boutique Hotels.

**8.\* Consideration of ORDINANCE 2013-15, An Ordinance to Rezone ±80.88 Acres to the Height Overlay (HTO) District for the Property Located at the Southeast Quadrant of East McEwen Drive and South Carothers Parkway**

**Alderman Ann Petersen, FMPC Representative**

Ms. Powers related the applicant's request is to include a height overlay for the Pickering property. During discussion, the aldermen noted it would not compromise the view of anything else in the development.

**9.\* Consideration of ORDINANCE 2013-16, An Ordinance to Rezone ±57.23 Acres From Agricultural (AG) District To Residential Variety (RX) District for the Properties Located South of South Carothers Road, North of the Harpeth River, and Along the Proposed South Carothers Parkway (4419 South Carothers Parkway)**

**Alderman Ann Petersen, FMPC Representative**

Items 9 and 10 concern the same development. Alderman Petersen noted the schools listed in the rezoning plan submittal are incorrect and should be corrected before the public hearing. They are incorrect in item 10 documentation as well.

**10. Consideration of RESOLUTION 2013-18, A Resolution to Approve the Development Plan for the Helm Square PUD Subdivision on ±57.23 Acres for the Property Located at 4419 South Carothers Road**

**Alderman Ann Petersen, FMPC Representative**

Alderman Petersen called attention to the Modifications of Standards on page 3: "...to permit garage doors exceeding 9 feet in width on side-loaded and rear-loaded garages." She mentioned that the FMPC approved another project and that was already built in with wider doors. Because of this, the vote was split and she voted against it. This standard is being reviewed for possible changes. By the time this item gets to the final reading, a change in the standard could be in the works.

Alderman Burger asked if delay would cause a problem. Ms. Powers noted the applicant can come back at the Site Plan level for a modification. They are still working with design professionals on this. An alley-loaded 9 ft. garage door is hard to get in and out of.

Khris Pascarella, Pearl Street Partners, indicated they are looking at timing because by the Site Plan they will have fully engineered drawings. They would have to reengineer and change depths, etc. They felt it prudent to ask for a modification. It is consistent with Westhaven, Barkley Place, and other developments. If they wait until the Site Plan it will be very expensive.

Vernon Gerth expressed caution if not following the process and getting proper feedback from the Planning Commission and public hearings. For this development it may cause a bit of a delay; however, want to support and comply with the Zoning Ordinance. Staff is always open to discussing amendments, but really wants to follow the standards in place. They are addressing this, but it will take time to properly vet it. Mr. Pascarella thought that an argument for doing away with the modification of standards and expressed concern that would perpetuate everything being on the shelf and taken together. From time to time modifications are appropriate.

**11. Consideration of Agreement Between the City of Franklin and Bridges of Williamson County for Administration of Emergency Shelter Programs for the Homeless**

**Chris Bridgewater, Building & Neighborhood Services Director  
Kathleen Sauseda, Interim Housing Development Coordinator**

No questions or comments

**12. Consideration of Agreement with Westlaw, City of Franklin Contract No. 2013-0058**

**Shauna Billingsley, City Attorney**

No questions or comments

**13. Consideration of Bid Award to ESC Lab Sciences of Mt. Juliet, TN, in the Total Estimated Amount Based Upon Specified Estimated Quantities of \$45,059 Per Year for Industrial Pretreatment Sampling and Testing and Water Reclamation Facility Influent and Effluent Testing Contract Services for a Minimum of Twelve (12) Months Effective July 1, 2013, with Two Options to Extend the Term of Award for Up to Twelve (12) Additional Months Each Option, for the Water Reclamation Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2013-017; \$150,000 Budgeted in 431-82280-52213 for All Outsourced Water Reclamation Lab Services for Fiscal Year 2013; Contract No. 2013-055)**

**Mark Hilty, Water Management Director**

These are standard contracts entered into by the Water Reclamation Division. Alderman Skinner asked why the lowest bidder was not recommended. Mr. Hilty noted the lowest bidder has the current contract and there have been three issues of unsatisfactory performance.

**ADJOURN**

Work Session adjourned @ 5:45 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 5/29/2013 11:16 AM