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**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, AUGUST 13, 2013 – 5:00 P.M.**

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**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.	P	Shirley Harmon, HR Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, CIP Executive/City Engineer		Paul Holzen, 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	P
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, Sanitation Services Director	P		

**1. Call to Order**

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

**2. Citizen Comments**

James Eaneman, 1104 Brookside Drive, Franklin, related he is a new resident having come from California. He has experience in development and has been a commissioner in three different cities. The Del Webb project would be a detriment to the City in this historic area. His experience with the developer has been negative and he said the cost and all aspects of the project are understated. He encouraged the Board not to let this project go forward.

**WORK SESSION DISCUSSION ITEMS**

**3. Consideration of Event Permit Application for Franklin High Homecoming Parade on September 20, 2013 at 10:30 a.m. in Downtown Franklin**

**David Rahinsky, Police Chief**

No questions or comments

**4. Consideration of RESOLUTION 2013-53, A Resolution of the 2013 Sustainability Action Plan**

**Andrew Orr, Sustainability & Grants Coordinator**

Andrew Orr and Ken Scalf, Chairman of the Sustainability Commission presented.

**Action Plan Update:**

**2009 Sustainability Community Action Plan**

**Total of 26 Actions/Goals in the Plan**

- 9 are completed
- 12 in progress

- 3 have not begun
- 2 were eliminated

**2009 Goals Completed**

- Greenways and Open Space Plan Adopted
- Curbside Recycling and BOPAE Established
- Adoption of 2009 IECC (Building Codes)
- Integrated Water Resources Planning
- LEED Municipal Buildings
- Live Green Business Partnership Created
- Energy Planning
- \$200,000 Annual Savings at Wastewater Plant
- LED Street Light Conversions
- Bike Racks in Downtown Franklin
- Express Bus Service to Nashville
- Public Awareness and Outreach

**2009 Goals in Progress**

- 75% Waste diversion to the landfill by 2030
- Water reduction targets (25% in dry season; 10% otherwise)
- 5% Alternative fueled vehicles throughout community
- Establish sub-watershed based plans
- Reduce total community energy usage 20% by 2014
- Eliminate toxic cleaning supplies in City facilities and school districts

**Update Community Action Plan**

- What did the Commission Do?
  - ✓ Online survey – 700 responses
  - ✓ Hosted 2 Open House meetings
  - ✓ Public Awareness/Media Campaign
  - ✓ Sustainability Commission Meetings
- Goals:
  1. Obtain as much feedback as possible
  2. Develop new goals based on consensus

**Survey Results – Quality of Life**

How do you rate the Quality of Life in Franklin?	Response Percent
Excellent	65.6%
Good	32.6%
Fair	1.5%
Poor	0.3%
In terms of Quality of Life, what are the City's greatest strengths?	Response Percent
Historic Downtown/small town charm	73%
Quality of Education	52%
Safety/Security	48%
Variety of restaurants/shopping	32%
Recreational/Parks Open Space	25%
Access to health care	21%
Other (see full listing)	
*Respondents selected up to 3 choices	

**Survey Results - Commuting**

2012 Daily Commute Miles Traveled to Work	Response Percent
0-5 miles	17%
5-10 miles	14%
10-20 miles	20%
20 miles or more	15%

Work from Home	13%
Not Applicable	22%

**Survey Results - Bike/Ped**

How would you describe the existing greenway and trail system in Franklin?	Response Percent
Paths and trails are well connected to parks, schools, residential areas, & commercial areas	7%
Paths and trails are mostly connected, but missing a few sections	33%
Paths and greenways are not well connected to destinations	31%
No Opinion	29%

**Please Indicate how important the following initiatives are to you**

	Very Important	Somewhat Important	Not Important	No Opinion
Ensuring a safe, reliable, and long-term water supply	90%	9%	0%	0%
Pursuing Renewable Energy when cost effective	57%	35%	7%	1%
Reducing Municipal Costs	54%	39%	4%	3%
Developing Network of Greenways & Trails	41%	43%	13%	3%
Offering incentives to developers for low impact building design	41%	42%	12%	4%
Public-Private Partnerships & identifying alternative funding sources for projects	38%	49%	8%	6%
Public Outreach to share information & collect feedback	33%	50%	11%	7%
Fully Developing Existing City Parks	28%	58%	12%	3%

**Further Survey Results**

- 85% support energy efficient street lights, when cost effective
- 76% support additional public/private partnership solar projects
- 65% think trees are important and more need to be planted
- 65% are satisfied with BB Recycling (12% are neutral)

**Municipal Energy Usage**

COF Electricity Usage & Costs					
	2008	2009	2010	2011	2012
kWh	17.8 million kWh	18.6 million kWh	19.8 million kWh	19.8 million kWh	17.9 million kWh
Cost	\$2.55 million	\$2.61 million	\$2.76 million	\$2.97 million	\$2.78 million
Information based on MTEMC utility bills; rates rose					
COF Fleet Fuel Usage & Costs					
	2008	2009	2010	2011	2012
Gallons Used	462,711	450,994	456,096	454,783	413,227
Cost	\$1.38 million	\$823,599	\$1.05 million	\$1.4 million	\$1.29 million
Data only reflects Pacific Pride fueling transactions					

**Sustainability Action Plan 2013:**

**Waste Reduction**

Action 1: Continue curbside residential recycling and achieve consistent 60% participation and 18% diversion of recyclables

Baseline: The average 2012 participation rate was 49% and the diversion rate was 15%

Action 2: Identify options for curbside glass recycling

Baseline: Williamson County offers glass drop-off convenient centers, but the City does not provide curbside recycling

Action 3: Increase awareness about the Batteries, Oil, Paint, Anti-freeze, and Electronics (BOPAE) recycling program

Baseline: In 2011, residents dropped off 304 tons of recyclables through the BOPAE program

**Energy Conservation & Renewables**

Action 4: Pursue cost saving and energy efficient practices to control energy usage and costs

Baseline: The City reduced total 2012 energy usage by 10% compared to 2011

Action 5: Pursue public/private partnerships for municipal renewable energy projects, when cost effective

Baseline: The City currently has one 200 kW solar project

Action 6: Continue working with the University of Tennessee lead Sunshot Initiative to streamline the zoning, permitting, interconnection, and funding of solar projects across the state

Baseline: Develop guidelines for the zoning, permitting, and interconnection of small solar projects

#### **Transportation**

Action 7: Support cost effective efforts to reduce traffic congestion that will spur economic development

Baseline: Miles of roadway, bike lanes, and sidewalk improvements made each year and transit ridership data

Action 8: Implement the Greenways and Open Space Master Plan to connect neighborhoods, schools, parks, and other destinations with trails and sidewalks

Baseline: Currently, there are 11.6 miles of bike lanes and 12.1 miles of paved multi-use trails

Action 9: Encourage Safe Routes to School programming and concepts at all Franklin schools

Baseline: Currently, no school in Franklin has a Safe Routes program

Action 10: Transition to alternative-fueled vehicles for the municipal fleet with cost effective

Baseline: Gallons of fuel used annually

#### **Growth and Development**

Action 11: Sustain Franklin's small town charm and distinctive historic qualities

Action 12: Encourage sustainability best practices for design and development

Baseline: Periodic report provided by the Planning & Sustainability Department identifying the results of best practices

Action 13: Ensure a safe, long-term, and reliable drinking water supply

Baseline: Document water consumption, number of trees planted, stream restoration efforts, integrated water resources planning implementation

Action 14: Accommodate and encourage appropriate infill and redevelopment throughout the community

Baseline: Document the number of infill and greenfield projects

#### **Public Outreach and Engagement**

Action 15: Continue to support and recognize the sustainability efforts occurring throughout the community and in the various City departments

Baseline: the City and the Commission engage in many outreach efforts and should develop an annual plan for which ones to pursue

#### **Conclusion**

- Efforts are embraced by most citizens
- Focusing on Quality of Life
- Ensuring our water resources is a high priority
- Taking advantage of opportunities and Collaboration
- Continue looking for additional cost savings & efficiencies
- Public-Private Partnerships
- High Quality Growth/Development & Congestion Mitigation
- Together, much is being accomplished

#### **Comments:**

- Alderman Burger: Bike lanes placed in front of residential impacts quality of life; asked for research on that issue.
- Alderman Martin: Community involvement at 98% with good or excellent marks says something good is going on in Franklin.
- Alderman Barnhill: Doesn't think the numbers of bicycle riders are using the bikes in lieu of motorized transportation.
- Alderman Skinner: There is no connectivity of bike trails in some places and busy thoroughfares in some areas prohibit the use of bikes. Look at how developers address this in residential areas. More connectivity needed if serious about the use of bikes.
- Mr. Scalf believes there are solutions if they are designed correctly.

#### **5.\* Consideration of Renewal of Liquor License Retailer's Certificate for Jigisha S. Patel, Holiday Wine and Liquors, 108 North Royal Oaks Boulevard, Franklin, Tennessee**

**Lanaii Benne, Assistant City Recorder**

No questions or comments

#### **6.\* Consideration of Professional Services Contract with Lambe & Associates, Inc. in the Amount of \$97,800.00 for**

**the Design and Engineering Services of the Household Hazardous Waste Facility Building Located at 417 Century Court for the City of Franklin Sanitation Services Facility (COF 2013-0106)**

**Brad Wilson Facilities and Project Manager**

Pursuing best practices on sustainability; option to have those design elements without becoming LEED certified. Funds include \$250,000 state grant, \$100,000 from Williamson County, \$100,000 from City sanitation services for a total of \$450,000 dedicated to the project. The design work will reveal how much the project will cost. Goal is to develop a LEED quality facility without the cost of commissioning.

**7. Consideration of Police Department Master Patrol Officer Program**

**David Rahinsky, Police Chief**

**Sgt. Eric Anderson, Patrol Division/ Crisis Negotiations Team Leader**

**Detective Chad Pace**

**Master Patrol Officer Proposals and Career Development Restructure:**

**Previous System**

- ☞ Field Training Officers received a stipend regardless of whether or not they had a trainee assigned to them
- ☞ Detectives who wished to return to uniform patrol needed to request a 'demotion' to patrol
- ☞ Operations personnel had limited opportunity to serve in an investigative capacity

**Proposed System**

- ☞ Master Patrol Officers will have clearly identified responsibilities throughout the year - Officer-in-Charge, Training, and Misdemeanor Case follow-up
- ☞ Detectives who wish to return to patrol can do so without sacrificing rank or compensation
- ☞ The Department will have a ready group of officers with the interest and training to work as detectives
- ☞ A recognition within the department that the Operations Division is an assignment on par with assignments in Investigations

**Proposed Criteria**

- ☞ Master Patrol Officers (MPOs) will be at the same pay grade as detective. This will create a pool of officers that can move laterally between operations and CID, and fill both roles of MPO or Detective
- ☞ MPO will be considered a promotion with a designed criteria and process. Current detectives will qualify as MPOs. The remaining contingent will be selected via the criteria and competitive process from current patrol officers that have expressed an interest
- ☞ The baseline criteria for newly created MPOs is as follows
  - Minimum time in grade as FPD officer (with this agency) is 4 years
  - Attainment of an Associate's Degree or equivalent from a two year college or technical school, or equivalent combination of education and experience

**Proposed Selection**

- ☞ Competitive Selection process to be designed and administered with input from the police department, Human Resources, and Stanard & Associates
- ☞ An AVERAGE at or above 3.5 over 4 years on the candidates employee evaluations
- ☞ No disciplinary action/probation with 1 year of selection process

**Fiscal Footprint**

- ☞ The proposed change will be budget neutral.

**Patrol Officer**

- ☞ 0-4 years of service
- ☞ After 4 years, eligible for Master Patrol Officer

**Master Patrol/Detective**

- ☞ 4 years of service minimum
- ☞ + Competitive testing process

**Current**

Operations

Deputy Chief

↔

Criminal Investigations

Deputy Chief

Lieutenant

↔

Lieutenant

Sergeant

↔

Sergeant

**Proposed**

<u>Operations</u>		<u>Criminal Investigations</u>
Deputy Chief	↔	Deputy Chief
Lieutenant	↔	Lieutenant
Sergeant	↔	Sergeant
Master Patrol	↔	Detective

**8.\* Consideration of ORDINANCE 2013-24, An Ordinance to Adopt the International Code Council (ICC) A117.1-2009 Accessible and Usable Buildings and Facilities, 2009 Edition**

**Chris Bridgewater, Building & Neighborhood Services Director**

Alderman Burger had asked that this item be discussed at this work session because of concerns she had regarding parking in residential areas.

Mr. Bridgewater explained the scope of this book contains a variety of situations and how to handle such situations; accessible items that are included in a building permit. The Book also works well with the International Standard of Codes. Many other communities have opted to adopt this book as well, such as Metro Nashville, Mt. Juliet, Cary, North Carolina, and many other communities in North Carolina. This is an update to a more current version.

Alderman Petersen said parking accessibility in this book has to do with buildings that serve the public and not such places as the Park Run issue that is the subject of Alderman Burger's concern.

Alderman Burger reiterated her concerns and asked how that would be taken care of; Mr. Bridgewater explained and said accessibility would be taken care of.

• Alderman Skinner noted there were residents present that wanted to speak to Items 18 and 19 that are to be deferred and addressed at the August 27, 2013 Work Session. Since the items are to be deferred, comments will not be taken on those items until the August 27 meeting.

**9. Consideration of RESOLUTION 2013-45, A Resolution to Adopt a Position Classification Plan and Pay Plan for the Employees of the City of Franklin, Tennessee**

**Eric Stuckey, City Administrator**

**Shirley Harmon, Human Resources Director**

Eric Stuckey commented that the Plan is largely the same as it was when it was presented 3 weeks ago. They talked with each department director regarding different jobs, titles, and reclassifications and a few minor adjustments were made. The Plan puts the City in a highly competitive position that accurately reflects the market. BOMA will vote on the plan in two weeks.

About 169 employees will get an increase because they are below the minimum in the new pay grade. In the old plan 41 employees were topped out; this will be reduced to four or five in the new plan. Around 130 employees will be in pay grades with lower maximums than the old grades. Most have significant room to grow to the maximum.

Discussion:

- ◆ Alderman Bransford: Two years seems like a long time to remedy possible kinks (major concern) in the plan. How will these be evaluated and corrected?
- ◆ Eric Stuckey: In Phase 2 (second year) will see how people fall within the grades and how to align according to experience, time with the City, etc. Some will be more individualized within departments. Supervisors have been instructed in objectives and how to do meaningful evaluations. Goals are established with the employees.
- ◆ Shirley Harmon: Each year directors will look at the job descriptions at the annual evaluations. Also, will continue to keep market data up to speed.
- ◆ Alderman Petersen: Expressed concern about the 130 employees that will have lower maximums in their



grade levels. The top grades are much higher than those in the present plan. A handful of people are in positions that are lower than what they are in now. Another concern is 160 people will be moved to the new grade minimum; that's over 20% of the workforce. When hiring new people the hiring department will decide on pay that can go up to the first quartile without getting approval. Alderman Petersen commented that 20% will be at the minimum and a great many are below the first quartile. She would like more thought on what might be too much leeway. She wants to be fair to the people who have been here.

- ◆ Ms. Harmon said that she as HR Director must sign off on these. Also, the directors are good about not letting current workers be below new hires in the same positions.
- ◆ Mr. Stuckey explained with Phase 2 still to be implemented, some may get two moves. Phase 2 may address some of her concerns. He said that directors must be given the leeway to get the right people into the positions. Must be competitive with the market. Every job is based on the market.
- ◆ Steve Thompson said it is inevitable that some will get a lower maximum.
- ◆ Alderman Petersen commented that really pushed the top grades up.
- ◆ Alderman Blanton said the frustration is that it puts the upper grades getting significantly higher maximums and the lower grades getting much lower.
- ◆ Alderman Burger commented that the positions are going with the market; the Board's job is to look at positions and make decision on what seems right for the people. The Fire and Police Chiefs used to be in the same grade. Now they are not. The skill level, management and complexity of the mission of those two departments are similar. She said she could support them being in two different pay grades.
- ◆ Alderman Blanton expressed concern with this as well.
- ◆ Ms. Harmon related per market data a Police Chief is higher. The same applies to other department directors grades. Many department directors do a lot behind the scenes.
- ◆ Mr. Stuckey explained the new plan is starting with a clean slate and there is a \$13,000 difference based on real market information. It is not a gut feeling; they have to follow the market numbers. It is dramatically different in some communities, the high performance cities Franklin looks to and learns from. The Board can give direction as they like.
- ◆ Alderman Blanton: All agree it is not perfect as was said in the beginning. Franklin is unique as a City in a lot of ways and there are many characteristics that make up what Franklin is. We're paying the consultant for a job, but that doesn't make it gospel. No one else is like Franklin, Tennessee; how do you compare that. A lot of people are confused by this and still don't know if this is better or not; then throw in an insurance increase, it's frustrating. The employees are the backbone of the City. Phase 2 should help this. Commit to do this well and do it right.
- ◆ Alderman Barnhill said he was concerned by some of the comments. If there is no market study or benchmark it won't work. He thinks the Plan can work, but must scrutinize it every year or so. The old plan has depressions and irregularities. Go with the new plan.
- ◆ Alderman Martin supports the new plan

**10. Consideration of Master Lease Agreement with Bank of America**

**Russ Truell, ACA Finance and Administration**

The City received a very competitive rate of 1.03% for this master lease agreement.

**11. Continued Discussion of a Main Street Valet Parking Request and Pilot Program from the Downtown Franklin Association**

**Vernon Gerth, ACA Community & Economic Development**

Nancy Williams, Downtown Franklin Association (DFA) Director, was present to address the request. At the beginning of year a survey revealed that the #1 concern is parking downtown in the Historic District.

Recommendations for Main Street Valet Parking Pilot Program and Agreement:

- ◆ Valet Service limited to Friday and Saturday evenings from 6:00-10:00 p.m.
- ◆ Four (4) on-street parking spaces from the landscaping bed at the Public Square south to the spaces immediately in front of Gray's on Main should be reserved for valet parking. The four spaces should be adequate to allow for vehicles to stack and not hinder traffic traveling on Main Street

- ◆ The DFA requests consideration of the BOMA and City Street Department to manufacture and install signage to delineate the four on-street parking spaces that inform citizens the spaces are reserved at the above specified times. The DFA offered to pay for the cost of signs, if necessary.
- ◆ According to Nancy Williams, Gray's on Main will pay for the valet service with patrons of Gray's using the service free. The service will also be available to the general public for minimal fee of \$3. Money collected from the general public will go to Gray's on Main to offset their costs for providing the service.
- ◆ Staff recommends the valet parking service be provided by the DFA in lieu of a single business. Essentially becoming a public service and amenity. The DFA is willing to explore its own non-profit association contract with valet parking vendor Parking Management to provide the service for all of downtown, allowing any business to validate their customers' parking.
- ◆ Parking Management would be insured and would make the City of Franklin and DFA additional insured's. Insurance requirements would be outlined within any agreement.
- ◆ Gray's on Main and the valet parking service will seek off-street parking spaces to place vehicles. The DFA is requesting the Board of Mayor and Aldermen consider allowing valet parked cars to use the upper floors of the public parking garages. The valet service has the potential to remove a lot of cars from Main Street and relieve congestion caused by people hunting for "that great parking spot" and circling the block.

#### Discussion:

- ◆ Exchange 4 spaces in front of a 200 seat venue for potential to take 100 cars off the street
- ◆ Vernon Gerth: Looking for 1) endorsement to try a pilot program, and 2) intention to come back with an agreement with DFA outline of the details. BOMA would have the ability to disband the pilot program at any time. Second Avenue Garage or some other location preferred. Opportunity to provide convenience as an amenity.
- ◆ Alderman Burger shared problems finding parking to attend luncheons at Gray's. Valet parking could be useful then.
- ◆ Alderman Skinner: If parking is that much of a problem consider another multilevel parking garage downtown.
- ◆ Ted Wilson, Parking Management, was introduced.
- ◆ Alderman Blanton said she hasn't heard any support from citizens, but has heard such comments as the service "isn't Franklin", "too progressive", and "four spaces backing into the square a problem".
- ◆ Vice Mayor McLendon said he has never experienced a parking problem; sometimes he has to walk a couple of blocks to get to his destination. To support the pilot program he wants to see it sunset, not stopped. This is an advantage for Gray's; yes, he realizes it is open to anyone. It will become the victim of its own success. Just as the people who wanted to provide carriage rides and be the only one to provide the rides, if it had gone well other would have wanted in on it. Every parking place in this City is free. He is in no rush to try this. He isn't saying it is not an issue. The problem is taking four spaces in front of a for-profit business as well as the valet service working for profit. His support will require a fairly brief sunset. He has some distaste for this.
- ◆ Nancy Williams pointed out that having a parking garage across the street from a venue is an advantage as well. Many people support this. Another issue is there is not enough handicapped parking in front of these venues.
- ◆ Alderman Barnhill asked how paying someone else to park your car alleviates the parking/traffic problem. He doesn't see it eliminating the problem, but sees it as people going to Gray's. He agreed with the sunset recommendation.
- ◆ Mr. Wilson responded people want to park on the street and it will alleviate driving around the block numerous times looking for a spot. He doesn't want to get into a program that doesn't work and wants the ability to get out as well.
- ◆ Alderman Burger thought the Board was complicating this issue as it is simple; do the pilot, see if it works. It is about people in general, visitors. She doesn't think it is an advantage just for Gray's. She will support this.
- ◆ Mr. Gerth emphasized a milestone will be put on the pilot program; the agreement is with the DFA, and



is not about Gray's or the parking service.

- ◆ Vice Mayor McLendon asked that pylons be set out well-ahead of the 6:00 p.m. time to start the service. Ms. Williams agreed they would be placed at 5:00 p.m.

- 12.\* **Consideration of ORDINANCE 2013-36, An Ordinance to Rezone ±3.75 Acres (Ralston Row PUD Subdivision) from Medium Residential District (R-2) to Residential Variety District (RX) for the Properties Located at 121 and 123 Ralston Lane**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

13. **Consideration of RESOLUTION 2013-46, A Resolution Approving a Development Plan for Ralston Row PUD Subdivision, Located at 121 & 123 Ralston Lane, by the City of Franklin Tennessee**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

- 14.\* **Consideration of ORDINANCE 2013-35, An Ordinance to Rezone ±195.5 Acres (Water's Edge PUD Subdivision) from Agricultural District (AG) To Residential Variety (RX) for the Property Located at 4413 South Carothers Road**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

15. **Consideration of RESOLUTION 2013-47, A Resolution Approving a Development Plan for Water's Edge PUD Subdivision, Located at 4413 South Carothers Road, by the City of Franklin, Tennessee**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

- 16.\* **Consideration of ORDINANCE 2013-28, To Be Entitled: "An Ordinance to Amend Chapter 5, Section 5.3.7, Section 5.3.8, and Section 5.3.9 of the City of Franklin Zoning Ordinance Regulating Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development."**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

- 17.\* **Consideration of ORDINANCE 2013-39, To Be Entitled: "An Ordinance to Amend Chapter 5, Section 5.3.5 (2) of the City of Franklin Zoning Ordinance Regulating Garage Door Width for Residential Detached Housing."**

**Alderman Ann Petersen, FMPC Representative**

No questions or comments due to time constraints. Came through the Planning Commission.

18. **Consideration of ORDINANCE 2013-38, An Ordinance to Rezone ±.39 Acres from Central Commercial District (CC) to Residential Variety District (RX) for the Property Located at 1416 Columbia Avenue**

**Alderman Ann Petersen, FMPC Representative**

Defer to August 27, 2013

19. **Consideration of RESOLUTION 2013-41, A Resolution Approving a Development Plan for Avenue Point PUD Subdivision, Located at 1416 Columbia Avenue, by the City of Franklin, Tennessee**

**Alderman Ann Petersen, FMPC Representative**

Defer to August 27, 2013

20. **Brief Discussion of a Potential Off-Site Greenway Improvement as an Alternative to the Payment-of-Fees Requirement Associated with the City's Current Parkland Dedication Ordinance**

**Vernon Gerth, ACA Community & Economic Development**

Mr. Stuckey related this is a heads-up for the Board that staff is working with this developer on a possible multi-trail that is consistent with the City's Greenway and Trail System. The current ordinance won't allow for that at this time.

Alderman Petersen asked why the City wouldn't just take the in-lieu of money and thought there should be more discussion. It would jump the project up in the CIP.

Mr. Gerth indicated the developer would do significant due diligence. It is a capital improvement. If the Board doesn't want to consider this, then the developer will pay fees in lieu. It is a complex plan.

Alderman Burger mentioned fees in lieu of and problems getting the work done. She thought it good to have the option. It is something that would help the City and not just the developer.

Mr. Gerth said staff is taking a critical look at the parkland ordinance. Staff believes this to be a very valuable connection. They will come back with an agreement if the developer decides to make the proposal.

Alderman Barnhill is willing to look at the proposal, but that Alderman Petersen has a valid point about the CIP.

### **ADJOURN**

Work Session adjourned @ 7:17 p.m.

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Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 8/30/2013 1:52 PM