
MINUTES OF THE *WORK SESSION*
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, SEPTEMBER 24, 2013 – 5:00 P.M.

Board Members

Mayor Ken Moore	P		
Alderman Clyde Barnhill	A	Alderman Margaret Martin	P
Alderman Brandy Blanton	P	Alderman Dana McLendon, Vice Mayor	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	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	P	Paul Holzen, Engineering Director	
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning/Sustainability Director	
Rocky Garzarek, Fire Chief		Joe York, Streets Director	
David Rahinsky, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, Sanitation & Environ'l Services Dir.			

1. Call to Order

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

2. Citizen Comments

Michelle Carroll, Community Director, Path Project – Community Development Program, 1810 Columbia Avenue and Jason Hale, Mission Outreach Pastor, Rolling Hills Community Church, 1810 Columbia Avenue, spoke on the Path Project, helping at-risk kids find the right path for their lives.

Path Project

- 501(c)3 non-profit organization
- Seek to help kids in at-risk neighborhoods find the right path for their lives
- Work in the Franklin Estates Neighborhood
- Academic, Social, and Spiritual Development
- Goals for each child: to help them graduate high school, and become productive members of society
- After-School Programs, Mentoring, Sports and Games
- Focus on building long-term healthy relationships with at-risk children

What We Do

- Offer the children we serve a chance to interact weekly with positive adult role models who are striving to help them achieve academically, socially, and spiritually
- Elementary Homework Help – Tuesdays 4:00-5:30 p.m.
Approximately 30 kids, 10 volunteers in attendance weekly
- Literacy Hour – Thursdays 3:30-4:30 p.m.
1st-2nd grade kids and moms work on learning to read, with a teacher from Poplar Grove

Franklin Estates

- We began working in Franklin Estates in the summer of 2012, with the help of Rolling Hills Community Church, who continues to partner with The Path Project
- Summer 2012- 2 weeks of summer day camp programs, and an end of summer community party

Where We are

- August 2012, began weekly elementary homework help. Our first week we had 6 kids come to the clubhouse at Franklin Estates for homework help
- May 2013, after meeting every week school was in session, we ended the school year in May with 25-30 kids attending each week

- Summer 2013, we had programming every Tuesday for kids of any age, with games, crafts, and educational components, and offered 3 weeks of day camp through the partnership of Rolling Hills Community Church
- August 2013, began weekly homework help again in August. 25 kids attended the first week, and we continue to see new students each week
- September, we began a literacy hour through the help of a teacher from Poplar Grove. This program is more like a classroom, with 1st and 2nd grade children and their moms coming to work on literacy together

Where We're At

- Continuing conversations with RiverStone Property Owners about lease and renovation of a building not in use on the property
- Hope to start a second day of homework help before the end of the school year
- Hope to start a Preschool program by January
- Exploring new ways to engage teens and develop trust and friendships

How You Can Help

- Continual need for volunteers
- Spreading the word to other organizations who might be interested in partnering with us
- Helping move the building renovation process forward quickly

WORK SESSION DISCUSSION ITEMS

- 3.* **Consideration of Event Permit from Mellow Mushroom in Downtown Franklin on October 5, 2013**
No questions or comments **David Rahinsky, Police Chief**
- 4.* **Consideration of Event Permit Application for Franklin Cowboys Homecoming Parade on October 4, 2013 in Downtown Franklin**
No questions or comments **David Rahinsky, Police Chief**
- 5.* **Consideration of Event Permit Application for Centennial High School Homecoming Parade to be Held October 4, 2013 in the Cool Springs Area**
No questions or comments **David Rahinsky, Police Chief**
6. **Consideration of Event Permit Application for Dierks Bentley Ride on November 3, 2013**
No questions or comments **David Rahinsky, Police Chief**
7. **Consideration of Event Permit Applicant for Turkey Trot on November 28, 2013 in the Cool Springs Area**
No questions or comments **David Rahinsky, Police Chief**
8. **Consideration of Event Permit Application for Jingle Bell Run on December 7, 2013 in Downtown Franklin**
No questions or comments **David Rahinsky, Police Chief**
9. **Consideration of Event Permit Application for Pigs & Pints at Harlinsdale on November 7, 2013**
No questions or comments **Lisa Clayton, Parks Director**
- 10.* **Consideration of Proposed ORDINANCE 2013-50, to be Entitled: "An Ordinance Granting a Franchise to Atmos Energy Corporation; Establishing a Public Hearing Date of October 8, 2013**
Russ Truell, ACA Finance & Administration
The current agreement expires at the end of November 2013. This ordinance is essentially a continuation of the current agreement for another five years.
- 11.* **Consideration to Approve COF 2013-0142 Agreement PSA Harlinsdale Farm Archaeological Phase I Survey TRC Solutions in the Amount to Not Exceed \$13,897.15. Budgeted in 110-84950-44700 for Fiscal Year 2014**
Lisa Clayton, Parks Director
The survey must be completed prior to the City receiving a contract from the TDEC Recreation Educational Services for the Recreation Trails Grant. Budgeted \$120,000 for FY 2014. Mr. Stuckey approved additional consulting for \$2,600 as well. Apparently, Harlinsdale Farm is an

excellent sanctuary for the protected species of Indiana bats. Indian burial sites along the river will be protected. Much of the work can be done in-house.

The Friends of Franklin Parks will soon present a letter of intent for proposal for the equestrian trails they desire at the park. They are assessing the costs, dollars raised and to be raised to see what can be done. Restrooms at Harlinsdale are included in the Capital Projects list.

12. Acknowledge Report of City Contract to Resurface the Main Drive at the Park at Harlinsdale Farm in the Amount to Not Exceed \$150,000. Budgeted in 150-89310-47100 for Fiscal Year 2014

Lisa Clayton, Parks Director

In 2008 the City constructed the main entrance of the farm road with a material called DBST, an approved TDOT bituminous surface that applies river rock to the application. It has not held up well and there are numerous potholes on the road. Staff recommends resurfacing this fiscal year due to the current problems associated with the surfacing and ongoing maintenance costs. West Tennessee Mix, which incorporates pea gravel with asphalt, is recommended for the resurfacing. After the initial installation the surface will have the appearance of black asphalt until over time, the pea gravel will begin to appear and achieve the end result desired. Funded in Hotel/Motel Tax, Operations Capital Projects in the approved budget.

13. Consideration of COF Contract 2013-0137 with Energy Source Partners (ESP) for a Second Solar Installation at the Wastewater Treatment Plant Located at 135 Claude Yates Drive

Dan Allen, Assistant Director of Engineering

Andrew Orr, Principal Planner

A PowerPoint presentation was given:

1 MEGAWATT SOLAR PROJECT WASTEWATER TREATMENT PLANT

Existing 200 kW Array

- Complete in May 2012
- 3 month construction period
- No soil disturbance
- Power sold to TVA
- Generated \$76,877 through July 2013
- City has earned \$15,377
- 1 MW (1,000 kW)=5x larger than this

Proposed 1 MW Project

- Energy Source Partners will design, build, finance, operate, and maintain system over 20 year agreement
- All power will be sold to TVA
- 90/10 revenue split until system reaches payback
- After payback, 80/20 in favor of City
- We expect the project to pay for itself around year 10
- City anticipates earning \$165,000 total by year 10
- City anticipates earning \$800,000 total from years 10-20
- 20 year warranty on panels and inverters

Conclusion

- Obtained TVA approval for up to 1 MW; draft contract
- Similar contract with ESP from 200 kW project
- Working through approvals with MTEMC
- Weather permitting, 4-5 months of construction

Screening

- The project will be visible from Mack Hatcher during winter months
- The panels will face away from Mack Hatcher

14. Consideration of COF Contract 2013-0050 with the Tennessee Valley Authority (TVA) for the Sale of Electricity from a Second, Larger Solar Installation (1 Megawatt Project) at the Wastewater Treatment Plant Located at 135 Claude Yates Drive

Dan Allen, Assistant Director of Engineering

Andrew Orr, Principal Planner

Refer to Item 14.

15. Consideration of RESOLUTION 2013-65, A Resolution To Be Entitled: "Intent to Amend Title 22 Comprehensive Fees and Penalties for Future Water and Sanitary Sewer Rate Adjustments Contingent Upon Board and State Approved Loans Received from the Tennessee Department of Environment and Conservation State Revolving Fund

**Russ Truell, ACA Finance & Administration
Mark Hilty, Water Management Director**

This was forwarded by the Budget & Finance Committee. It is the most attractive way to fund the items for IWRP. The State is looking for a water rate to support and repay the loans. Mr. Stuckey noted it is actually what the City has been doing over the last five years, and the intent of the resolution is to continue to do so. Specifics aren't offered; however it does continue with the multi-year approach for these self-supporting, ratepayer fund utilities.

Mark Hilty related that it is a good opportunity to work with TDEC to fund projects needed in the City. The five year plan ends January 2014 and staff will come to BOMA with a new proposal. Certain components are regulatory requirements. Payback doesn't begin until construction completion. Whether the water plant remains at 2 MGD or goes to 4 MGD will be in the preliminary engineering report within the next few months. The driver behind the resolution is that TDEC needs a certain level of commitment.

There was discussion on numbers received from the TDEC analyst based on the information they have at this time. That doesn't include the already approved rate in January, impact fees, and customer growth that will contribute to bringing the cost down. The City wants to do an analysis as well. There was discussion on percentages of rate increases over a five year period, availability of the money, tap fees, etc.

The City must submit documentation by October 15, 2013.

16. Discussion on Measuring and Determining Land for Parks (To Precede October 1 Work Session on Parkland Dedication)

Lisa Clayton, Parks Director

Mr. Stuckey advised this is to lay the background for the joint BOMA/FMPC workshop planned for October 1, 2013.

Vernon Gerth and Lisa Clayton addressed this item about the type and ideal amount of accessible Open Space (parks and greenway/blueways) to insure new development is contributing its proportionate share to achieve this measurable quality of life benchmark.

Staff has been working on this and met with developers and design professionals toward physically measuring what they are trying to achieve in the ordinance. Franklin currently equates to the standard of 6-acres per 1,000 residents. The City has 723-acres of parkland with 343 acres unfinished and 6.5 miles of greenway or multi-use pathways along the river/tributary or roadways throughout the City.

Discussion ensued on various aspects of current policy versus the recommended changes, an overall parks and recreation plan, and types of parks. Mr. Gerth noted to have a meaningful ordinance a master plan with benchmarks is needed.

Staff recommendation: the proposed Parkland Ordinance allows for the City to partner with private development to provide the best recreation for all user groups. What must be determined and agreed upon is the amount and type of parkland per acre for benchmarking purposes. The current recommendation is (5) five acres per 1,000 residents and then include the total amount of parkland with the following entities: Schools, County Recreation Facilities in the UGB, private parks within developments that are open to the community, and public golf courses. By evaluating and counting all partnerships, the City will be well above the benchmark each year.

17. **Consideration of Amendment No. 4 to the Professional Services Agreement with CDM Smith (COF Contract No. 2011-0037) for the Jackson Lake Dredging Improvements Project in an Amount to Not Exceed \$26,600**

**David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director**

This amendment was discussed at the Capital Investment Committee meeting. Staff recommends approving amendment No. 4 with CDM Smith. Perform soil testing as recommended by dredging professionals to ensure that the survey completed by The Mapping Network is accurate. Staff also recommends charging Century Construction the amount of any additional engineering services in liquidated damages. There is pending litigation and Mr. Parker commented staff would like completion of this project prior to litigation.

18. **Discussion of RESOLUTION 2012-31, An Initial Resolution Authorizing the City of Franklin, Tennessee, to Issue its General Obligation Bonds in the Aggregate Principal Amount of Not to Exceed Ten Million Six Hundred Thousand Dollars (\$10,600,000) to Issue Capital Improvement Bonds (adopted 05/22/2012)**

Russ Truell, ACA Finance & Administration

Issuing \$10 million in tax exempt capital improvement bonds would help pay for projects underway, such as the public works facility. Debt capacity will be discussed at tomorrow's joint meeting of the Budget & Finance and Capital Investment Committees.

ADJOURN

Work Session adjourned @ 6:37 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 11/26/2013 1:36 PM