

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 14, 2014 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Alderman Ann Petersen, Vice Mayor	P	Alderman Beverly Burger	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	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	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning/Sustainability Dir.	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
David Rahinsky, Police Chief	P	Brad Wilson, Facilities Project Manager	P
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES 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. Presentation Regarding Inspection Services and Quality Assurance

Michael Haman, Senior Building Inspector

Wayne Mobley, Fire Inspector

Vernon Gerth introduced Wayne Mobley, Fire Inspector, and Michael Haman, Senior Building Inspector, who spoke on inspection services and quality assurance in their realm of expertise.

Mr. Mobley said they abide by the International Codes, which include Fire, Building, Plumbing and Electrical codes. Changes within the City are dealt with through training, working with employees to gain improved knowledge of the codes, and to improve computer skills. Inspectors and plan reviewers meet monthly for this purpose as well.

Mr. Haman works with the building, plumbing, and electrical codes. He noted that as the department evolves, the name was changed from Codes to Building and Neighborhood Services to better reflect the purpose of the department. Compliance with the codes is a requirement, the International Codes are set minimum standards that inspectors assure are met, as well as any City standards that are set above the minimum standards. How this is accomplished has changed over the years and they are focusing on how to improve services. He mentioned the monthly meetings where they stress professionalism, responsiveness, reliability, consistency and empathy. Treat the public as

customers. They schedule meetings with contractors in the spring and fall each year, and have one-on-one meetings with contractors as needed. Recently, the collection of frequency data on failed inspections was started. This will be a tool to help contractors reduce failures. The inspector's job is to make sure things are done by the target completion date. Identifying problems early on and communicating effectively with the builders is key. At this point, there is insufficient data to draw any conclusions regarding failed inspections.

Alderman Burger asked if the department sends the same inspector back to a project when there is non-compliance and/or a re-inspection. She commented that this has been a problem in the past with conflicting information/opinions given to contractors by different inspectors.

Mr. Haman responded they have inspectors for different geographical areas. Sometimes, for various reasons, a substitute inspector is sent to a project. Consistency is one thing they are working on in their meetings. Mr. Mobley added that a fire inspector sometimes goes with the other inspector to inspect a project. There are some overlaps and they are trying to work that out to eliminate confusion. Mr. Haman added the inspectors always provide business cards to the contractors that include their city cell phone numbers; they encourage contractors to call if there are problems.

Alderman Blanton has heard complaints from commercial builders about the lack of continuity in sending inspectors. She recommended a broad spectrum exit survey be done after the Certificate of Occupancy has been issued. That would be a means of collecting current data. Mr. Haman agreed that was a good idea. Eric Stuckey added that can be explored during one of the group meetings. He said that when there are problems he, Mr. Gerth, Mr. Bridgewater and Chief Garzarek should be advised.

Alderman Skinner asked if they have enough time for training on updated codes while working inspections. Mr. Haman responded that updates are discussed during the monthly meetings and they attend seminars that emphasize the changes.

Mr. Mobley offered an open invitation to the Aldermen to do an inspection ride-along to gain firsthand knowledge on how inspections are done.

4. Consideration of Event Permit Application for the P.I.G. Race at Harlinsdale Farm on March 29, 2014

Lisa Clayton, Parks Director

PIG stands for Pride - Integrity - Guts. Kent Robson, CEO of Blue Hedgehog Productions addressed questions from the Aldermen. A percentage of the proceeds will support three local non-profit organizations: Both Hands Foundation in Brentwood, Narrow Gate Foundation in Duck River, and 4Families currently relocated to the Nashville Area. Also, an unnamed local entity. They want to impact the community with the kind of events they do. He explained "Nashville Area" in the application means Franklin. A portion of the percentage means 10% supports some non-profits, while the remainder supports 4Families (families in crisis). It is 100% of the profits minus expenses. Blue Hedgehog is a family-run business. He noted many things, such as water, etc., are donated by the community. It was pointed out the date of the event has been changed from March 29, 2014 to November 8, 2014.

5.* Consideration of Renewal of Liquor License Retailer's Certificate for Red Dog Wine and Spirits (Bard Quillman, Jr., Managing Agent), 1031 Riverside Drive, Franklin, Tennessee

Lanaii Benne, Assistant City Recorder

No questions or comments

6.* Consideration of Liquor License Retailer's Certificate for a New Store, West Main Liquors (Kenneth Hall, Managing Agent), 1326 West Main Street, Franklin, Tennessee

Lanaii Benne, Assistant City Recorder

No questions or comments

7.* Consideration of Change Order Number 4 to COF Contract #2012-0185 with R. G. Anderson, Inc., Concerning the City of Franklin Public Works Facility; Approximate Cost of Change (ADD) \$33,503.00

Brad Wilson, Facilities Project Manager

Brad Wilson noted the project is running under budget. The following is a list of additional or deleted items from the project scope:

• ADDITIONAL	Add power to mortise locks within buildings 1 and 2 for the access control system that was left out of the specifications for the project	\$ 15,098.00
• ADDITIONAL	Running of a natural gas line to building 2 moved from building 3 (additional cost of gas line)	\$ 2,843.00
• ADDITIONAL	Installation of concrete pad for site generator due to grading differences where unit is to be placed	\$ 1,214.00
• ADDITIONAL	Additional air and water needs requested by Water Department within their shop area.	\$ 16,799.00
• CREDIT	Delete paperless drywall in some sections of buildings 1 and 2 due to location of the walls	\$ (988.00)
	TOTAL ADDITIONAL	\$ 33,503.00

There was some discussion on the cost for the project, when the facility would be ready for occupancy, and sale of The Hill property and the Streets property after the move.

8.* Consideration of RESOLUTION 2014-08, A Resolution to Authorize Staff to Enter Into Contract Amendment Negotiations with CDM Smith for the Design of the Biosolids Process Components of the Water Reclamation Facility Upgrade and Expansion Project (COF Contract No. 2013-0001)

**David Parker, City Engineer/CIP Executive
Mark Hilty, Water Management Director**

Eric Stuckey stated that when this project started it was at \$66 million. It has now been refined and stands at about \$52 million for the biosolids process. The goal is Class A biosolids for land use and for direct disposal (less will go to the landfill). The recommendation is for thermal hydrolysis with solar drying as an alternate. Solar drying may not be needed after the thermal hydrolysis. The resolution is permission for staff to enter negotiations for the design. The amendment to the contract would come back to BOMA.

Based on research performed during the IWRP and the ongoing work being performed as part of the preliminary design of the Water Reclamation Facility upgrade and expansion, staff recommends that the City amend CDM Smith's professional services agreement to include biosolids process design services for the thermal hydrolysis as a means to achieve a Class A biosolids and for drying to reduce solids volume. In doing so, this will enable design to proceed with the liquid processes of the Water Reclamation Facility and provide for design of biosolids management facilities.

Mr. Parker explained that thermal hydrolysis takes place before anaerobic digestion. The process is akin to a giant pressure cooker. Thermal hydrolysis is Class A by definition. The Aldermen asked questions about the process, solar drying, costs, and additional costs for ratepayers. Mr. Parker and Mr. Stuckey responded to the questions.

9.* Consideration of ORDINANCE 2013-48, An Ordinance to Amend Title 23 of the City of Franklin Municipal Code Regarding Green Infrastructure Runoff Reduction Requirements and Clarifying Existing Terms

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

Mr. Stuckey advised this particular Stormwater Ordinance update must be in place by July 1, 2014. There is a public hearing tonight during the BOMA meeting. There was consensus on the changes from the review and the design professionals.

David Parker referred to a change on page 20 regarding exemptions from Riparian Zone 2. The buffer requirements for Channels and Water Resources were reduced as required by the City. (A) Water Resources serving more than one (1) square mile of tributary area and Channels that drain twenty-five (25) acres or more that are not Streams but considered by the City Engineer to be Water Resources.

Mr. Parker related the changes addressed tonight are typos and clarification of terms. More changes to come.

Alderman Burger had several questions and comments regarding state regulations, MTAS regulations, consistency, and issues with wet weather conveyance, triggers for appeals, mitigation, and definition for channels of water. Paul Holzen explained they have looked at MTAS in the past. The language used in this amendment was matched to definitions in the new permit. He also explained why some projects must go to the Appeals Board. Mr. Stuckey stated that staff is still working on this with input from design professionals and developers. Some of these issues will be addressed and brought back for further clarification. Alderman Burger said she wanted to be on record as saying she's going to ask all the questions she can and that the Board needs to ask questions.

10.* Consideration of Agreement for Sanitary Sewer Service to Parcel 01007 on Williamson County, Tennessee Tax Map No. 118 (COF Contract No. 2014-0002)

Paul Holzen, Engineering Director

This request is actually for sewer availability denial for 2614 McLemore Road to allow an Interlocal Agreement for Thompson's Station to provide sewer service until City sewer is within 200 feet of this property. At that time, they would be required to hook on to City sewer. The property is earmarked for the Williamson County Rescue Squad/EMS facility site.

11.* Consideration of Agreement (COF 2013-0228) with Mike Ford Custom Builders for a One-Time Sanitary Sewer Maintenance Contribution for the Blossom Park Development Pump Station

Paul Holzen, Engineering Director

This was addressed in December and since then staff had further discussions with Bill Charles. A one-time up-front amount of \$20,000 was agreed upon. Mr. Charles could not be present to review the final agreement; therefore, Mr. Stuckey asked that the Board give authority to the City Administrator and City Attorney to approve any minor changes that could occur. The amount would not change.

Alderman Burger asked if this kind of agreement would be allowed again. David Parker answered that it would be dependent on the development. Mr. Stuckey added that it would be if a pump station was substituted where there should be gravity sewer. Alderman Burger would like to have a written policy on this. Mr. Stuckey pointed out there is additional cost for this because of the cost for running and maintaining the pumps.

12.* Consideration of Waterline Cost Reimbursement Agreement in the Amount \$42,096.67 (COF Contract No. 2012-0035 {Boyle}) and Agreement for Dedication of Water Line Easement (COF Contract No. 2014-0008) Between the City of Franklin, Tennessee and Rural Plains Partnership

David Parker, City Engineer/CIP Executive

This project has been completed and this reimbursement agreement closes it out.

13. Discussion of 2014-18 Capital Investment Program

Eric Stuckey, City Administrator

David Parker, City Engineer/CIP Executive

Mr. Stuckey called attention to additional information provided on open issues and cost estimates as well as the CIP ranking sheets.

- The McEwen Drive Connector was open to traffic in December 2013. Overall this intersection operates an acceptable LOS during 23 hours of the day. During the AM Peak westbound McEwen backs up due to heavy traffic flowing north on Oxford Glen Drive. Adding a

dedicated right turn lane would reduce the delay and improve the LOS during this one hour AM peak. Total cost \$475,000.

- Carothers Parkway South Extension Gap. This gap of approximately 2,800 feet in length, from Truman Road West to Parkworth Drive is unfunded. The cost would be \$2,850,000. It has been scaled down from 4-lanes to 2-lanes.
- Sidewalk Construction along New Highway 96W from Freedom Intermediate School to Downs Boulevard. Cost \$108,220.
- Sidewalk Construction along Murfreesboro Road from Pinkerton Park to Ralston Lane. Cost \$550,300.
- Public restrooms at Harlinsdale Farm and the two new fire stations are in the mix as well.
- Mr. Stuckey would like to move forward with design work for the new City Hall and the Columbia Avenue project; the latter because it is high on the MPO list.

Discussion:

- Vice Mayor Petersen asked about the TDOT Commissioner's proposal that Mack Hatcher be reduced to two lanes. Mr. Stuckey advised that is a TDOT issue. Discussion ensued on costs, amenities and design. Staff has not seen the TDOT design; therefore, there are many unknowns. Vice Mayor Petersen related she was thinking in terms of capacity and Mack Hatcher being a bigger priority than some of the other projects.
- Alderman Blanton asked about the high cost to construct the gap on Carothers Parkway Extension. Paul Holzen explained there would be a lot of grade work to bridge that gap, plus utility relocations that significantly add to the cost.
- Sidewalks to Freedom Intermediate School would benefit children walking to school.
- Sidewalks from Pinkerton Park to Ralston Lane triggered conversation on the Franklin Road sidewalk project because of connectivity from Downtown to The Factory and Harlinsdale. For the safety of tourists and citizens alike. Mr. Stuckey related Franklin Road is a Streetscape Project, thus more infrastructure is required. Alderman Martin supports the Franklin Road Project and \$350,000 has already been spent. Mr. Holzen advised a survey of Franklin Road residents showed they do not want the sidewalks because of loss of property for ROW and easements.
- Alderman Bransford thought South Carothers gap and Mack Hatcher the most urgent.
- Alderman Skinner precipitated further discussion on capacity, debt ratio, matching fund grants, and developer vs. City completion of the gap on South Carothers. Alderman Barnhill added offsets to the mix.
- Alderman Burger asked for another traffic count @ McEwen and further commented on the need to finish McEwen to Wilson Pike as it has been in the pipeline far too long and it is important not to neglect that with all the added traffic from Rutherford County and Nissan. The design is needed.
- Alderman Martin stated the City needs to raise the property tax. It has remained the same for 26 years. For all these priority road projects to get done, taxes must be increased.
- Vice Mayor Petersen pointed out that water rates and trash fees have been increased.
- Alderman McLendon asked the sum total of the BOMA top five projects currently unfunded. Mr. Stuckey thought \$60M-\$70M. It was then determined that to fund the top five projects @ \$60M over five years would roughly double the property tax rate.
- Aldermen Bransford and Burger suggested a public meeting be held to get public input on priority projects and an increase in property tax.

14. **Consideration of RESOLUTION 2014-02, A Resolution to Pursue Implementation of the Advanced Metering Infrastructure (AMI) Project as a Priority Project Developed Through the Integrated Water Resources Plan (IWRP)**

Mark Hilty, Water Management Director

Item deferred to January 28, 2014 meeting.

15. Consideration of Amendment 1 to Agreement Between The City of Franklin, Tennessee and Stream Valley Franklin, LLC, Relative to Phasing of the Stream Valley Development (COF Contract No. 2012-0143)

Catherine Powers, Planning & Sustainability Director

Eric Stuckey noted a copy of the original 2012 agreement was provided for clarification. Amendment 1 includes the following in Section I:

- 9. The Developer must provide certification of TDOT approval of a curb cut for the Second Connection prior to approval of ~~site plans~~ **final plats** or **residential** building permits ~~for Phases D and E in excess of 388 homes.~~
- 10. The Second Connection or alternative connection must be completed prior to approval of ~~site plans~~ **final plats** or **residential** building permits **in excess of 388** ~~for Phases D and E.~~
- ~~10.~~ **11. No commercial building permits shall be approved prior to completion of the second connection or alternative connection.**
- ~~11.~~ **12.** Any terms or conditions which were approved by Ordinance 2004-108 and are not subject to this agreement remain in full force and effect.

The original agreement allowed phasing consisting of 397 units. The phasing was changed to sections and the number is now 388. The requirements for Sureties and residential sprinklers remain in place from the original agreement.

Vice Mayor Petersen mentioned looking at this again because one second connection contains some area in the floodplain. Catherine Powers advised they may be looking at different areas for access, but that is unknown at this time. Alderman Skinner expressed concern about the amount of traffic this would put on Lewisburg Pike.

16. Consideration of RESOLUTION 2014-01, A Resolution to Affirm Compliance with Federal Title VI Regulations

Eric Stuckey, City Administrator

Resolution required every year.

17. Discussion Regarding Board of Mayor and Aldermen 2014 Meeting Dates

Dr. Ken Moore, Mayor

Mayor Moore proposed the Special Called Meeting on July 22, 2014 be canceled.

Vice Mayor Petersen brought up the meeting schedule for the Budget and Finance and Capital Investment committees that has yet to be settled. Following a short discussion it was determined the Budget and Finance Committee will meet on the second Thursday each month, and the Capital Investment Committee will meet on the fourth Wednesday each month (day after second BOMA meeting of the month). Both committee meetings will begin at 4:00 p.m.

ADJOURN

Work Session adjourned @ 7:01 p.m.

Dr. Ken Moore, Mayor