



HISTORIC
FRANKLIN
TENNESSEE

Sustainability Commission

March 2, 2018

8:00 a.m. to 9:00 a.m.

City of Franklin –CDCR – City Hall

8:00 am	Welcome/Introductions	Andrew Orr
8:05 am – 8:40 am	Franklin Forward Update	Michael Walters Young
8:40 am	*Approval of Meeting Minutes	Dana Kose
8:40 am – 8:45 am	Announcements: BOMA Update LEED for Cities Litter Index with KWB	Andrew Orr
8:45 am – 9:00 am	Priorities for 2018 Project Leads	Andrew Orr
9:00 am	Other News/Adjourn	All

*Item contains an attachment or link

MISSION STATEMENT: The Sustainability Commission provides guidance to the Board of Mayor and Aldermen and the Planning Commission and leadership for the entire Franklin Community.

Bob Moreo (12/13/2019)
Will Dodson (12/13/2019)
Beverly Burger (BOMA co-terminus)
Patrick Baggett (Franklin Tomorrow co-terminus)
Mike Leonard (12/12/2020)

Todd Palmer (8/9/2019)
Dana Kose (12/13/2019)
Nancy Whittemore (10/13/2018)
Micah Wood (11/10/2018)

The City of Franklin has committed itself to developing an ongoing strategy of sustainability for the community. This initiative will be designed to achieve viable, fulfilling, and rewarding lifestyles for our residents and business partners through responsible and innovative stewardship of the environment.

**MINUTES OF THE MEETING OF THE
FRANKLIN SUSTAINABILITY COMMISSION**

February 2, 2018

The Franklin Sustainability Commission held a regular meeting on Friday, February 2, 2018, at 8:00 a.m., in the Community Development Conference Room.

Members Present: Chair Dana Kose, Alderman Beverly Burger, Nancy Whittemore, Mike Leonard, Will Dodson, Todd Palmer, Patrick Baggett and Micah Wood

Members Absent: Bob Moreo

Visitors: John Besser, Jeffrey Caruth (both with Franklin Housing Commission)

Staff Present: Andrew Orr, Elaine Ellis, Emily Hunter, Kelly Dannenfels, Kathleen Sauseda

Welcome/Introductions

Chair Kose called the meeting to order at 8:00 a.m. The members each introduced themselves.

Approval of Meeting Minutes

Mr. Wood moved, seconded by **Ms. Whittemore**, to approve the minutes from January 5, 2018. The motion was carried unanimously (8-0).

Announcements

Litter Pick Ups

Mr. Orr stated per Sargent Stephens, Inmates picked up 4612 bags of trash in 2017 countywide. In January, City employees have picked up 129 bags so far in 2018.

BOMA

Chair Kose and **Mr. Orr** will make a presentation to BOMA at the worksession on February 27, 2017 about the following Sustainability issues: Priorities, Street Lights, and Litter Pick up.

LEED for Cities

The USGBC has given the City of Franklin a complimentary subscription to their ARC Platform to input some preliminary data. **Mr. Leonard** worked with the USGBC using public data to obtain a rough score for the ARC Platform. This exercise demonstrates that certification is feasible although there are a few "bugs" to be worked out by the USGBC before moving forward. The ARC Platform includes:

1. Energy
2. Waste
3. Water
4. Transportation
5. Human Experience

The following scores are used for certification:

- 40 - Certified
- 50-60 - Silver
- 60-80 - Gold
- 80+ - Platinum

Mr. Leonard stated, with this data, there is now a basis to move forward. **Chair Kose, Mr. Orr, and Mr. Leonard** will discuss the next steps, including whether to pursue certification and ways to find the money to pay for certification.

The following discussion ensued including the following participants: **Chair Kose, Mr. Orr, Alderman Burger, Mr. Baggett, Mr. Dodson, Ms. Whittemore, and Mr. Leonard.**

- The LEED for Cities is city wide.
- The information from Mr. Leonard will be a useful tool to raise money for participation in the program. The information is to only be used in-house for now, not for the public.
- The program registration fee was originally posted as \$5,000 and the certification fee was calculated to be \$30,000. However, the prices are negotiable due to the "early adopter phase".
- The thought is that the USGBC wants data. The program has six cities (worldwide) currently in the program gathering data, some of which is collected from public sources, such as the census.
- Possible sources for data: Sanitation, MTEMC, Franklin Forward, and Water Department. The current data information for energy, water, and waste comes from the City's website.
- There are no plans to bring in a consultant to study greenhouse gas emissions.

Franklin Housing Commission (FHC) Update

John Besser, FHC Chairman, stated the mission of the FHC is to provide public relations and education to the community for affordable housing. He stated that affordable housing is

needed for diversity for communities. Affordable housing is needed to attract people to the area to help businesses fill entry level positions, and to provide housing for teachers, civil servants, and other like professions. In the City of Franklin, affordable housing is considered below the \$325,000 range. The average home in the area is around \$450,000. Several people who work in Williamson County have a long commute because of the lack of affordable housing. **Mr. Jeffrey Caruth**, Vice-Chair for the FHC, also participated in the presentation. **Mr. Caruth and Mr. Besser** focus on educating people about the Franklin Housing Commission through meeting with the Home Owner Associations and clubs such as the Rotary Club. They also sponsor efforts to help clean up local neighborhoods. Recently, in Hard Bargain, over 13 tons of tires were collected. Other efforts that the FHC is involved with include:

- Fee Waivers
- Inclusionary Zoning Ordinance
- Water and Tap Re-usage fee
- Roundup program on water bills

The Villages at West Main is the latest affordable housing endeavor in the area. The units were sold between \$155-159,000 each. All of the units are sold. There is a \$75 monthly HOA fee which includes the outside maintenance and insurance. There is hope that Envision Franklin will be amended to allow for affordable housing on the Hill property.

Mr. Leonard asked about the development process for this endeavor, and what the average cost to build was. **Ms. Sauseda** stated the units were very nice, not low-income, and not deed restricted. The only restriction was that the owners must live there.

Mr. Caruth stated that the Healthcare Industry is one of the biggest proponents for affordable housing. It has been found that home-ownership improves several health issues.

Mr. Leonard asked who owned the land. **Mr. Caruth** stated this was a venture with the Community Housing Partnership, not the FHC. The contractor was Jimmy Franks, Tennessee Valley Homes.

Ms. Sauseda stated that areas could request to have neighborhood signs made. These signs have been installed in Hill Estates, Cadet Place, Hard Bargain and Natchez. She also stated that these signs help to show pride in the neighborhoods that have had an impact in Franklin.

Alderman Burger stated with high cost of land in the area, that the FHC should partner with corporations to raise funds to buy the land through fundraising and other avenues. Per a survey, **Mr. Besser** stated that there are some corporations interested, and builders who expressed interest in helping with a subdivision. **Mr. Besser** stated, even if they had the land, there is pushback from the community about affordable housing. He stated that there needs to be education for the community about affordable housing and show the slides of the Craftsman style houses that would be built. He stated that education would help overcome the property owner's concerns about property values.

Mr. Caruth stated that the FHC is an advisory board, and they cannot purchase land. He stated that one idea is to talk to people with a trust to donate their land.

Alderman Burger stated that maybe people could sell part of their land at market rate, and donate the remainder at a loss, taking a tax deduction. She also stated that the verbiage “affordable housing” needed to be rebranded. She stated that they should emphasize the fact that these were great houses which would enable teachers, civil workers, etc. to purchase homes. She stated, as an Alderman who would like to see more diversity in the community. She would like to see the FHC have a great plan for educating the community. She stated she would be glad to talk with the FHC further.

Mr. Besser talked about the different style, price, and size houses in the Downtown Franklin area around Fourth Avenue.

Mr. Baggett stated that **Mr. Vernon Gerth** was helping to bring community partners together on this discussion. He also suggested that the Sustainability Commission needs to be involved. He stated that a sustainable community has affordable housing and provides a workforce for the community. He also stated that the LEED for Cities survey ask questions concerning area housing.

Mr. Leonard stated that Commission should take the principals of Sustainability to see how we can partner with and address other issues. There are areas to address:

1. Identify the Problem: Provide housing where the mortgage will be \$1000 or less. One way to accomplish this is to subsidize. Another is to have private developers build lower denser/cost per square foot buildings by eliminating the garage, having only one bath, and reduce energy cost needs.
2. How to measure success: Find out how many affordable housing units are needed, and if these units are needed in a certain area. Zoning could be an issue in certain areas.

Ms. Sauseda stated because of the economic drive, we need young families in the affordable housing that will stay and raise their families here. This helps provide sales tax for the City budget.

Mr. Wood stated that mobility options were needed.

Alderman Burger stated that a two-hour meeting was needed with the Commission member and others to put a program together.

Other News

Alderman Burger stated she was hoping to start a Trasher-size program for the Cool Springs area this Spring. She also stated that she is working to create a “dockless” bike share program for the area. An app would enable the rider to lock the bike from their phone. The program will not require any funding from the City. There pilot program would be in Cool Springs.

Adjourn

There being no further business, the meeting adjourned at 9:08 am.

ACTION ITEMS

- **Mr. Orr** will send out a meeting invitation for the next Sustainability meeting on March 2, 2018.
- **Mr. Orr or Ms. Kose** will send out email concerning the Priorities for 2018.