
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MAY 24, 2011 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P	Alderman Margaret Martin	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	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	Eric Gardner, Engineering Director	P
Vernon Gerth, ACA Community/Economic Development	P	Shirley Harmon, HR Director	P
Russell Truell, ACA Finance & Administration		Mark Hilty, Water Management Director	P
David Parker, City Engineer	P	Gary Luffman, BNS 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, Interim Police Chief	P	Brad Wilson, Facilities Project Manager	P
Fred Banner, MIT Director	P	Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, Solid Waste Director	P	Linda Fulwider, Board Recording Secretary	P
Lisa Clayton, Parks Director	P		

1. Call to Order

Mayor Ken Moore called the BOMA Work Session to order at 5:00 p.m. on Tuesday, May 24, 2011 in the City Hall Boardroom.

2. Citizen Comments

Mayor Moore acknowledged two Boy Scouts who were present to observe their City government in action.

WORK SESSION DISCUSSION ITEMS

3.* Consideration of Event Permit Application from The Harpeth Bicycle Club for the Harpeth River Bike Ride on June 11, 2011

David Rahinsky, Interim Police Chief

Alderman Barnhill mentioned this ride would be in the County as well as in the City. There are two routes; the 62-mile, and the 100-mile ride. He encouraged courtesy by cyclists and motorists alike.

4. Consideration of Event Permit Application from The Boys and Girls Club for the Wine Down Main Street in Downtown Franklin on November 4, 2011

David Rahinsky, Interim Police Chief

No comments

- 5.* **Consideration of Contract Award (COF Contract No. 2011-0070) to Utility Fleet Sales, Ltd. Of Bryan, Texas in the Total Amount of \$59,900.00 for a Used 2003 International Bucket Truck for the Parks Department (\$23,000 to Lease a New Truck Budgeted in 110-89520-44700 for Fiscal Year 2011)**

Lisa Clayton, Parks Director

Eric Stuckey clarified this truck is equipped for forestry work and is not the same as those used by the Street Department. This truck has an additional 30 ft. reach. The Fleet Manager is comfortable with the purchase of the truck. The Street Department's bucket truck is not on the replacement cycle at this time.

- 6.* **Consideration of Amendment No. 1 (COF Contract No. 2011-0064) to The Boyle Cool Springs II Joint Venture Road Impact Offset Agreement (COF Contract No. 2010-0191) to Include the Signalization of the Carothers Parkway at Corporate Center Drive Intersection**

David Parker, CIP Executive/City Engineer

A letter from Adam Ballash, Boyle, regarding Carothers Turn Lane – Recapture Agreements was reviewed. They are asking the City to fund additional milling and paving at a cost of \$86,938.94. If approved by BOMA, the work would be included in the City's paving program. They also ask that the City fund a portion of the signalization at the entrance of the hotel conference center at a cost of \$59,375.52. Mr. Stuckey noted Staff had been under the impression the developer would cover the cost of signalization.

Lengthy discussion ensued with Mr. Ballash participating. David Parker pointed out if BOMA approves the agreement, the \$225,000.00 would have to be changed to \$229,000.00 because of design work. The item appears on the 7:00 p.m. voting meeting agenda; Mayor Moore suggested the item be deferred at that time.

- 7.* **Consideration of the Agreement for Reimbursement of Costs (Recovery) for Sanitary Sewer Improvements (COF Contract No. 2011-0056) with Rural Plains Partnership for the Goose Creek Sanitary Sewer Line**

David Parker, City Engineer/CIP Executive

Staff recommends approval of the Agreement, Option 1, amount \$396,113.

- 8.* **Consideration of Liquor License Retailer's Certificate for The Corner Wine & Spirits (Guru Dev of Franklin, LLC, Vrushank Ramesh Surati), 1110 Hillsboro Road, Franklin, Tennessee**

Lanaii Benne, Assistant City Recorder

Ms. Benne explained the Board had previously granted approval for a new retail liquor license for an existing store located at 1110 Hillsboro Road. Since that time, Mr. Surati brought it to the City's attention that he is the managing agent for the store, and part of an LLC. In accordance with Municipal Code Section 8-109, the certificate must be reissued in the name of Jai Guru Dev of Franklin, LLC, with Mr. Surati named as Managing Agent.

9. **Consideration of ORDINANCE 2011-09, To Be Entitled "An Ordinance to Amend Chapter 1, Sections 1.7 and 1.8 of The City of Franklin Zoning Ordinance to Clarify Requirements."**

Alderman Ann Petersen, FMPC Representative

Catherine Powers noted this is one in a series of text amendments. The section is being deleted due to redundancy.

10. **Consideration of ORDINANCE 2011-15, To Be Entitled "An Ordinance to Amend Various Chapters and Sections of The City of Franklin Zoning Ordinance to Clarify Requirements and Correct Minor Textual Errors Relative to Canopies, Off-Street Parking Standards, and Day-Care Centers."**

Alderman Ann Petersen, FMPC Representative

Ms. Powers noted this is another in the text amendment/clarification series.

11. **Consideration of Inter-Planning Commission Review of a Nonresidential Site Plan for Gateway Church, on 10.68 Acres at 1288 Lewisburg Pike**

Alderman Ann Petersen, FMPC Representative

FYI

12. **Consideration of a Memorandum of Understanding (COF Contract No. 2011-77) Between The Housing Fund, Inc. and The City of Franklin for the Purpose of Providing Technical Assistance Relating to Annual Updating of the U.S. Department of Housing Urban Development Consolidated Plan, Action Plan, and CAPER in the Amount of \$20,000 as Approved in the 2011-12 CDBG Program Year (Consultant Fees are Paid with CDBG Funds)**

Vernon Gerth, ACA Community & Economic Development

Kathleen Sauseda, Interim Housing Development Coordinator

Annual Housing Consultant contract.

13. **Continued Discussion on the FY 2011-2015 CIP Prioritization**

David Parker, City Engineer/CIP Executive

Eric Stuckey asked how the Board wanted to proceed.

Comments:

- Board members submit individual rankings of top 10 projects by June 17, 2011
- City will not receive the grant for the Eastern Flank Battlefield road this year. May apply again next year unless Board wants to forgo the grant and include the road project in the prioritization list. Design not completed.
- Updated spreadsheet summarizing savings/additional expenses compared to City debt model and other financial information provided
- Fund Balance discussed
- Alderman Petersen suggested an additional work session be scheduled to go through all the financial information and explanations for the CIP priorities
- Public safety projects should be top priority

14. Consideration of the Tennessee Historical Commission Grant for Design Restoration Assistance of the Main Barn at The Park at Harlinsdale Farm Project in the Sum of \$25,000.00 from the National Park Service

Lisa Clayton, Parks Director

Catherine Powers, Planning & Sustainability Director

Mr. Stuckey noted the agreement is for a \$25,000 grant for the modified scope that focuses on overall preservation of the barn with conditions provided.

Alderman Petersen expressed concern on items one and two in the Preservation Covenant: 1) The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places; and, 2) The Owner agrees that no visual or structural alterations will be made to the property without prior written permission of the Grantee. Item 3 stipulates the Owner will maintain the Property in as good condition as when repairs are complete. Does that mean the City would be committed to spending more than anticipated?

Catherine Powers responded that the State understands the situation. Lisa Clayton noted some of the language is from 5 years ago with the existing conservation easement. Staff made it clear the City would not invest in all facilities on the property.

It was agreed the barn needed the dry-in, but disagreed with obligating the City to redo all buildings and that being enforceable by a third party. Not willing to commit to perpetual maintenance to receive a \$25,000 grant. Consensus: get an agreement for the barn only. Not all the buildings are historically significant.

15. Discussion on the Process for Exploring Options for the City Hall Project

Eric Stuckey, City Administrator

Mr. Stuckey provided a Power Point presentation looking at the options for City Hall.

Components:

- Evaluate options and provide Board direction regarding the City Hall Project
- Provide analysis of the issues and opportunities associated with options
- Preliminary estimate of cost range
- Basic financing approach and options
- General timelines
- Staff will conduct most all of the analyses

Options:

- Evaluate the viability of the existing City Hall
- City Hall/Hotel, mixed use development
- City Hall only (some retail space) at the current site
- City Hall development in a green field
- Downtown re-development

- A parking study will be conducted in conjunction with the evaluation of City Hall/Hotel option

Alderman McLendon commented on the viability of the existing City Hall by commenting it was declared "DOA" several years ago.

ADJOURN

Alderman Bransford moved to enter Executive Session. Motion carried unanimously.

Work Session adjourned 6:29 p.m.

Mayor Ken Moore

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office – 5/31/2011 1:55:43 PM