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**MINUTES OF THE WORK SESSION  
BOARD OF MAYOR AND ALDERMEN  
FRANKLIN, TENNESSEE  
CITY HALL BOARDROOM  
TUESDAY, NOVEMBER 8, 2011 – 5:00 P.M.**

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**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	Candace Connell for Shirley Harmon, HR Director	P
Vernon Gerth, ACA Community & Economic Development	P	Mark Hilty, Water Management Director	P
Russell Truell, ACA Finance & Administration	P	Paul Holzen, Interim Engineering Director	P
David Parker, CIP Executive/City Engineer	P	Daniel Allen, Interim Assistant Engineering Director	P
Shauna Billingsley, City Attorney	P	Gary Luffman, BNS Director	P
Rocky Garzarek, Fire Chief		Catherine Powers, Planning/Sustainability Director	P
David Rahinsky, Police Chief	P	Joe York, Streets Director	P
Fred Banner, MIT Director		Brad Wilson, Facilities Project Manager	P
Becky Caldwell, Solid Waste Director	P	Lanaii Benne, Assistant City Recorder	P
Lisa Clayton, Parks Director	P	Linda Fulwider, Board Recording Secretary	P

**1. Call to Order**

Mayor Ken Moore called the November 8, 2011 Work Session to order at 5:00 p.m. in the City Hall Boardroom.

Alderman-elect Brandy Blanton was invited to sit in on the Work Session. She will take her oath of office during the 7:00 p.m. BOMA meeting.

**2. Citizen Comments**

None

**WORK SESSION DISCUSSION ITEMS**

**3. Presentation by Franklin Tomorrow**

**Mindy Tate, Executive Director**

Mindy Tate talked about the new goals and strategies for Franklin Tomorrow, as well as Vision Fair. The Vision Fair boards are in the lobby of City Hall tonight through Friday, November 11. She distributed copies of specific goals and strategies as well as the schedule for Vision Fair board locations. There are nine goals and 67 strategies. The categories are Business, Community Character, Education, Environment, Government, Growth and Development, Recreation, Housing, and Transportation. Citizens are given 5 dots to indicate their top five priorities on the Vision Board. Ms. Tate mentioned approximately 300 persons participated in the survey during the Pumpkinfest. The Vision Board will be at various places throughout the community to receive public input. The survey may be taken on the internet as well, one email address per household. Citizens are defined as those who live, work, or play in Franklin.

From input received thus far, the #1 priority is in the transportation area, #2 environment, #3 business

friendly environment, and #4 trails, greenways, and streetscape. The Vision Boards and electronic survey will be available through December 15, 2011. A preliminary report will be available in mid-January. The top three to five priorities will help Franklin Tomorrow set their course of work for 2012. They have rewritten their Mission Statement as well. Ms. Tate stated that it is important to engage the community and foster communication. She encouraged public participation.

Eric Stuckey urged the Board to look into this in light of upcoming strategic planning of which some is community related, and some on which the Board and City team should focus. It may be advantageous for City leadership to meet with Franklin Tomorrow and build a strategic plan together after the first of the year.

**4. Consideration of RESOLUTION 2011-53, A Resolution to Revoke the Concept Plan for Waterford Crest PUD, Revision 1, Totaling 68.65 Acres, Located North of Liberty Pike and 500 Feet East of Carothers Parkway, by the City of Franklin, Tennessee (Proposed Site of Future Columbia State Community College Campus)**

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

Since development has not progressed within the Waterford Crest PUD Subdivision, Resolution 2011-53 is to revoke the Concept Plan and all associated conditions and restrictions for the Waterford Crest PUD Subdivision. The revocation will also rescind entitlements associated with the approval allowing the eastern portion of the property to be acquired by the Tennessee Board of Regents for a new and expanded Columbia State Community College Campus.

Revoking the Waterford Crest Concept Plan is the first of several actions. In December, the FMPC is expected to consider a new plat(s) which essentially re-divides the Waterford Crest PUD into three, stand-alone parcels. Another action is scheduled for spring 2012 when the Planning Commission and BOMA will consider rezoning the Columbia State parcel from ML-Local Mixed-Use to CI-Civic Institutional. The City's development approval processes remain applicable when any of the three parcels are ready to proceed with development.

A piece of right-of-way is owned by the City and Resolution 2011-55 authorizes the abandonment of right-of-way (Weathered Barn Road) in the Waterford Crest PUD to Doane Pet Care Co, LLC. The other right-of-way dedicated to the City is Knolltop Lane. Staff proposes to leave that. There are no sureties attached to that, and Columbia State cannot provide sureties. Mars (Doane) is willing to pay half of the Knolltop Lane right-of-way as originally agreed as part of the PUD

There was discussion on the abandonment of the ROW that in effect belonged to the City being abandoned with no compensation to the City. Mr. Gerth also explained the complexities of removing the PUD, Mars ownership, and connectivity to Liberty Pike. The entire property is 60+ acres, 36 acres of that would belong to Columbia State.

**5.\* Consideration of Events Permit for Turkey Trot 5K Run on November 24, 2011**  
**David Rahinsky, Police Chief**

No questions or comments.

**6.\* Consideration of Change Order Number 003 for Time Only for the Franklin ITS Phase 1 ARRA Project; Contract 2010-0091**

**David Parker, City Engineer/CIP Executive**

Delays in getting some of the equipment purchased and delivered have caused this extension to December 1. No additional costs involved.

- 7.\* **Consideration of Change Order No. 1 with Civil Constructors, Inc. for the Jackson National Life Dual Power & Voice/Data Feed Project (COF Contract No. 2011-0023) for an INCREASE in the Contract Amount of \$22,795.00**

**Paul Holzen, Interim Engineering Director**

Staff requests this item be deferred to the November 22, 2011 meeting. The Change Order is being paid by Jackson National Life.

8. **Discussion Concerning the Purchase of Right-of-Way and Easements from the Sonic Property (401 Hillsboro Road) as Part of the Hillsboro Road Improvements Project**

**Paul Holzen, Interim Engineering Director**

An appraisal completed by Standifer and Associates valued the ROW, easements and improvements at \$51,000. The owner of Sonic asked that the City consider raising the offer to \$100,000 based on the impact of the May 2010 flood requiring the remodel of the existing building. They worked with City staff to rebuild outside of the proposed ROW and easements to accommodate the future Hillsboro Road Project. To rebuild with the same number of parking/service stalls, the owner had to purchase property along the rear of the existing property at an additional cost of \$75,000. This does not include the cost to design and relocate eight stalls and all the equipment and electrical associated with that. The \$100,000 is appropriate.

Alderman McLendon stated the transaction should be in writing to avoid possible conflicts or concerns in future. David Parker indicated he would get it in writing and on the November 22 agenda.

- 9.\* **Consideration of RESOLUTION 2010-15, A Resolution Authorizing Condemnation for the Acquisition of Property for the Intersection Improvements SR 96 at Boyd Mill Avenue and Carlisle Lane Project**

**Paul Holzen, Interim Engineering Director**

The Carlisle Homeowners Association requires all property owners to approve the sale of common space prior to settling with the City. One property owner refuses to sign and condemnation will be required to move the project forward. Discussion ensued and ended with Mr. Stuckey stating that one design selected is a good compromise.

10. **Consideration of Lease Agreement with Energy Source Partners (ESP) for Wastewater Treatment Plant Solar Array Installation (COF Contract No. 2011-0156)**

**Dan Allen, Interim Assistant Engineering Director**

A basic lease agreement for the period of 20 years is pending TVA approval. The revenue generated from the solar array would be split 80/20 in favor of ESP until ESP received payments totaling \$393,690. Staff estimates the payoff point will be reached in the first quarter of the 9<sup>th</sup> year of the agreement. Once that total has been reached, the revenue would be split 80/20 in favor of the City for the duration of the lease. Warranties are in place and there is no capital outlay required by the City. ESP carries insurance and will monitor and maintain the area as an investment. They are using City property that is otherwise sludge.

11. **Consideration of Bid Award to Morton Salt, Inc. of Chicago, IL in the Unit Amount of \$72.30 per Ton Either Delivered or Undelivered for a Quantity of Between 500 and 700 Tons of Bulk Road Deicing Salt (Sodium Chloride) for the Maintenance Division of the Streets Department (Purchasing Office Procurement Solicitation No. 2012-010; \$50,000.00 Budgeted in 110-83640-43100 for Fiscal Year 2012)**

**Joe York, Streets Director**

The City is constructing a salt storage facility in a remote portion of Liberty Park that will bring efficiency to system. Joe York mentioned that Steve Grubb, Assistant Streets Director has pushed this program. By Thanksgiving, or shortly after, the salt should be delivered to the site. The department has implemented the use of brine on the streets before the streets freeze. When brine works (if it doesn't rain instead of freeze) it decreases the amount of salt purchased and used.

- 12. Consideration of ORDINANCE 2011-32, To Be Entitled: "An Ordinance to Amend Chapter 2, Section 2.4.2, in the Franklin Zoning Ordinance to Revise the Planned Unit Development Process"**

**Alderman Ann Petersen, FMPC Representative**

Catherine Powers explained this change has been embraced by the Board, FMPC, and the development community. The change allows for consolidation of the Concept Plan and the Regulating Plan into one Development Plan. Design professionals reviewed and tweaked the changes that cover amendments, revisions, etc. BOMA will know what the Plan looks like going in. If there is no action on the Plan after 2 years, it will go back to BOMA and the Planning Commission to determine if it should stop or go forward. The new Plan will save time (approximately two months) in the development process as well.

- 13. Consideration of ORDINANCE 2011-33, To Be Entitled: " An Ordinance to Amend Various Chapters and Sections of the City of Franklin Zoning Ordinance to Revise References to Plans Required by the Planned Unit Development Process"**

**Alderman Ann Petersen, FMPC Representative**

This ordinance is to change the Concept and Regulating Plans to the new Development Plan.

- 14. Consideration of Amendment No. 1 to the Professional Services Agreement for the Carothers Parkway & Cool Springs Boulevard Additional Right Turn Lane Project (COF Contract No. 2011-0167)**

**David Parker, City Engineer/CIP Executive**

In 2008 approval was given for Wilbur Smith and Associates to design a right turn lane from Carothers Southbound to Cool Springs Westbound. Boyle Investment Company has proposed to complete this project at their cost as part of the Meridian Development and receive an offset. The 2008 design must be updated by Wilbur Smith. The funding for the consultant, \$2,800, is in the Engineering Department Budget. They are also working with Boyle to rework an agreement for another signal.

- 15. Consideration of ORDINANCE 2011-34, An Ordinance to Amend Section 1-1001 of the Franklin Municipal Code so as to Redefine the Boundaries of the First and Second Wards of the City of Franklin, Tennessee, to Account for Population Growth Within Those Sections of the City, and to More Nearly Equalize Population Within Each Ward**

**Catherine Powers, Planning & Sustainability Director**

Eric Stuckey said with 49% growth and the last census showing the population as 62,487, the ward boundaries need to be updated. It would be ideal to equalize the wards with approximately 15,000 in each of the 4 wards. The City seeks Board direction in the initial adjustment.

Current ward populations:

- ♦ Ward 1 – 18,933
- ♦ Ward 2 – 12,118
- ♦ Ward 3 – 15,815
- ♦ Ward 4 – 15,621

Suggested redistricted populations:

- ♦ Ward 1 – 15,236
- ♦ Ward 2 – 15,815
- ♦ Ward 3 – 15,815
- ♦ Ward 4 – 15,621

Staff identified an option to adjust the boundary of Ward 1 to the east moving the area bounded by Mack Hatcher Parkway, Cool Springs Boulevard, and Franklin Road from Ward 1 into Ward 2. Both Ward 1 and 2 are bounded by the City's northern border.

The redistricting must be done in advance of the next elections. It is recommended this be done as soon as possible. Alderman Barnhill indicated he might be interested in looking at other scenarios.

## ADJOURN

Work Session adjourned 6:04 PM

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Mayor Ken Moore

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 11/29/2011 9:12 AM