



Meeting Agenda

Work Session

Tuesday, April 26, 2022

5:00 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Quarterly Development Activity Report.

Sponsors: Vernon Gerth, Alex Brown, Katherine Harelson

2. Acknowledgement Of Progress Report On Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

3. Acknowledgement Of Progress Report On Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

4. Acknowledgement Of Progress Report On Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

5. Acknowledgement Of Progress Report On Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

6. Acknowledgement Of Progress Report On Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

7. Acknowledgement Of Progress Report On Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and

Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

Sponsors: Emily Wright, Amy Diaz-Barriga

8. *Consideration Of Resolution 2022-24, A Resolution Authorizing The City Administrator To Approve Agreements And The Use Of Condemnation, If Necessary, To Acquire Rights-Of-Way And/Or Easements For The "Old Peytonsville Road And Long Lane Bridge And Connector Project" (COF Project No. 2019-015).

Sponsors: Paul Holzen, Jonathan Marston, Sarah Roop

9. Consideration Of Ordinance 2022-06, An Ordinance To Amend Title 16 of the City of Franklin Municipal Code By Adding Section 16-120 - Honorary Street Names.

Sponsors: Mark Hilty

10. Presentation By Respondent And Discussion Of Proposal To Develop Affordable And Workforce Housing On The City Owned Property Located At 403 And 405 5th Avenue North, Known As "The Hill Property".

Sponsors: Vernon Gerth, Tom Marsh, Kathleen Sauseda

11. Consideration Of Resolution 2022-26, A Resolution Providing A Cost Of Living Adjustment To The Monthly Benefit For Retired Recipients Effective July 2022.
Pension 4/11/22, 6-0

Sponsors: Kristine Brock, Kevin Townsel

12. Update On The American Rescue Plan Act (ARPA) Program.

Sponsors: Kristine Brock, Mike Lowe, Michael Walters Young, Mark Hilty, Michelle Hatcher

13. Discussion On The Proposed Water And Sewer Impact Fees.
WS 2/22/22, 3/22/22, 4/12/22

Sponsors: Michelle Hatcher, Brian Goodwin

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-03057

DATE: March 15, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Alex Brown, Asst. Director of BNS
Katherine Harelson, Management Fellow

SUBJECT:

Quarterly Development Activity Report.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update on Development Activity for the 1st Quarter of 2022.

BACKGROUND/STAFF COMMENTS:

At the end of each quarter, the BOMA is presented a Quarterly Development Activity Report.

FINANCIAL IMPACT:

Part of the presentation will include an update on overall development related fee collections.

RECOMMENDATION:

Informational only.



1ST QUARTER DEVELOPMENT ACTIVITY REPORT

BOMA Work Session – April 26th, 2022

BACKGROUND



Based on monthly reports
generated from our BNS
Department



Snapshot of development activity
from January 2022 – March 2022



More in-depth analysis will be
presented in July





CITY OF FRANKLIN 3RD QUARTER DEVELOPMENT ACTIVITY

January - March 2022

- Total permits issued – 1,428
- Building Permit Issuance Totals
 - Single Family – 76
 - Multi-Family – 2
 - Townhomes – 30
- Total Valuation - \$97,815,702

January – March 2021

- Total permits issued – 1,625
- Building Permit Issuance Totals
 - Single Family – 69
 - Multi-Family – 0
 - Townhomes – 85
- Total Valuation - \$71,586,418



3-YEAR TRENDS

	2021	2020	2019
One Stop applications processed	1,347	1,520	1,308
STVR Applications	225	217	220
Building Permits Issued	5,810	6,148	6,205
Permit Fees Collected	\$2.19 million	\$2.23 million	\$2.27 million
Other Fees Collected (RIF, Facilities Tax, water & sewer, etc.)	\$13.92 million	\$12.69 million	\$12.89 million
# New Dwelling Units (Tot/SF& TH)	1,100/504	919/561	1,158/594
Total Construction Valuation	\$556 million	\$467 million	\$537 million

BOMA Work Session - April 26, 2022



SUMMARY



3rd Quarter development valuation is up 36.6% from this time last year.



Overall development activity remains strong.



A semi-annual report will be presented in July.



**FOR MORE INFORMATION, VISIT OUR DEVELOPMENT SERVICES
PAGE**

**[HTTPS://WWW.FRANKLINTN.GOV/SERVICES/DEVELOPMENT-BUILDING-
SERVICES](https://www.franklinton.gov/services/development-building-services)**

BOMA Work Session - April 26, 2022



File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for one property located at 4325 Long Lane. This property was annexed on September 28, 2021. Currently, the property is zoned Estate Residential, and there are no active development applications on file with the City. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2021-117. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2021-117.

RESOLUTION 2021-47
EXHIBIT A
8.46 ACRES



- ⊠ 4325 Long Lane
- Corporate Boundaries



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2021-117: A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
106-179.03	4325 Long Lane

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	No extensions required	Fulfilled
Wastewater	Owner responsible for sewer main extension	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2021-117

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4325 LONG LANE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Keith Baker, representing Baker Family Holding LLC, ("Owner") of property located at 4325 Long Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located south of Long Lane and east of Long Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.03	7.01
Total	7.01

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension of greater than 2,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Foxglove development to the furthest property boundaries to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a minimum of 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane and new driveway cut can meet the City of Franklin Transportation and Street Technical Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Property is located in the Regional Commerce Design Concept as determined by the Envision Franklin. Regional Commerce supports commercial, office, hotels, and multifamily uses due to the proximity to major thoroughfares.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

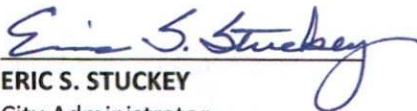
K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been added over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

- L. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
 2. Police services will be provided with existing personnel and equipment.
- M. Building and Code Inspection Services
1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
 2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.
- N. Garbage and Recycling Pickup and Environmental Services
1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
 2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS September 14, 2021

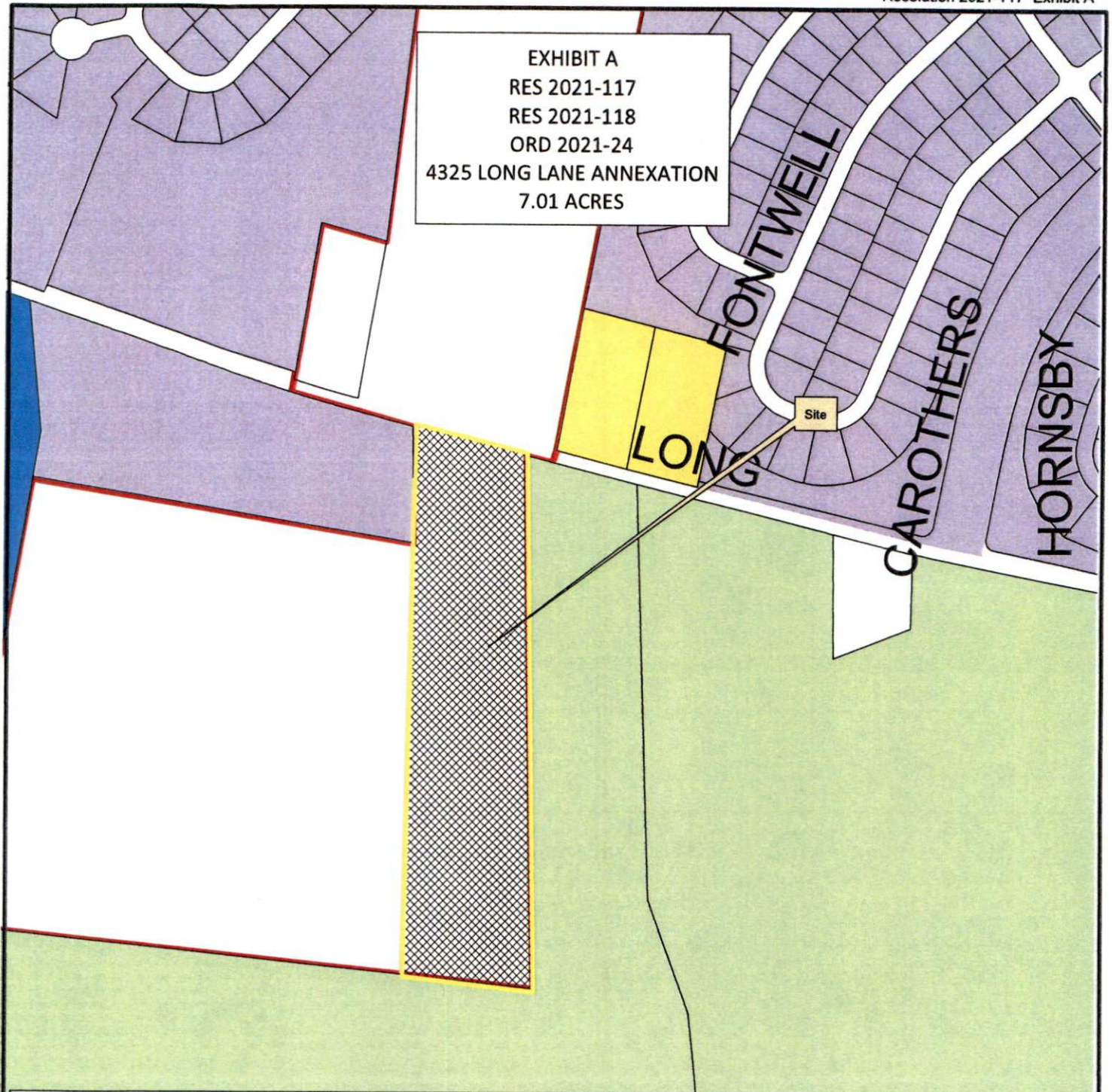

ERIC S. STUCKEY
City Administrator


DR. KEN MOORE
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES



Legend

- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |
| NC Neighborhood Commercial | |



0 250 500 1,000
Feet

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File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for one property located at 4432 Pratt Lane. This property was annexed by referendum, which became effective on December 9, 2021 (thirty days after the certification of election results). Currently, the property is zoned Estate Residential, and has no active development applications with the City. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2021-119. There will be no other reports given for this Plan of Services.

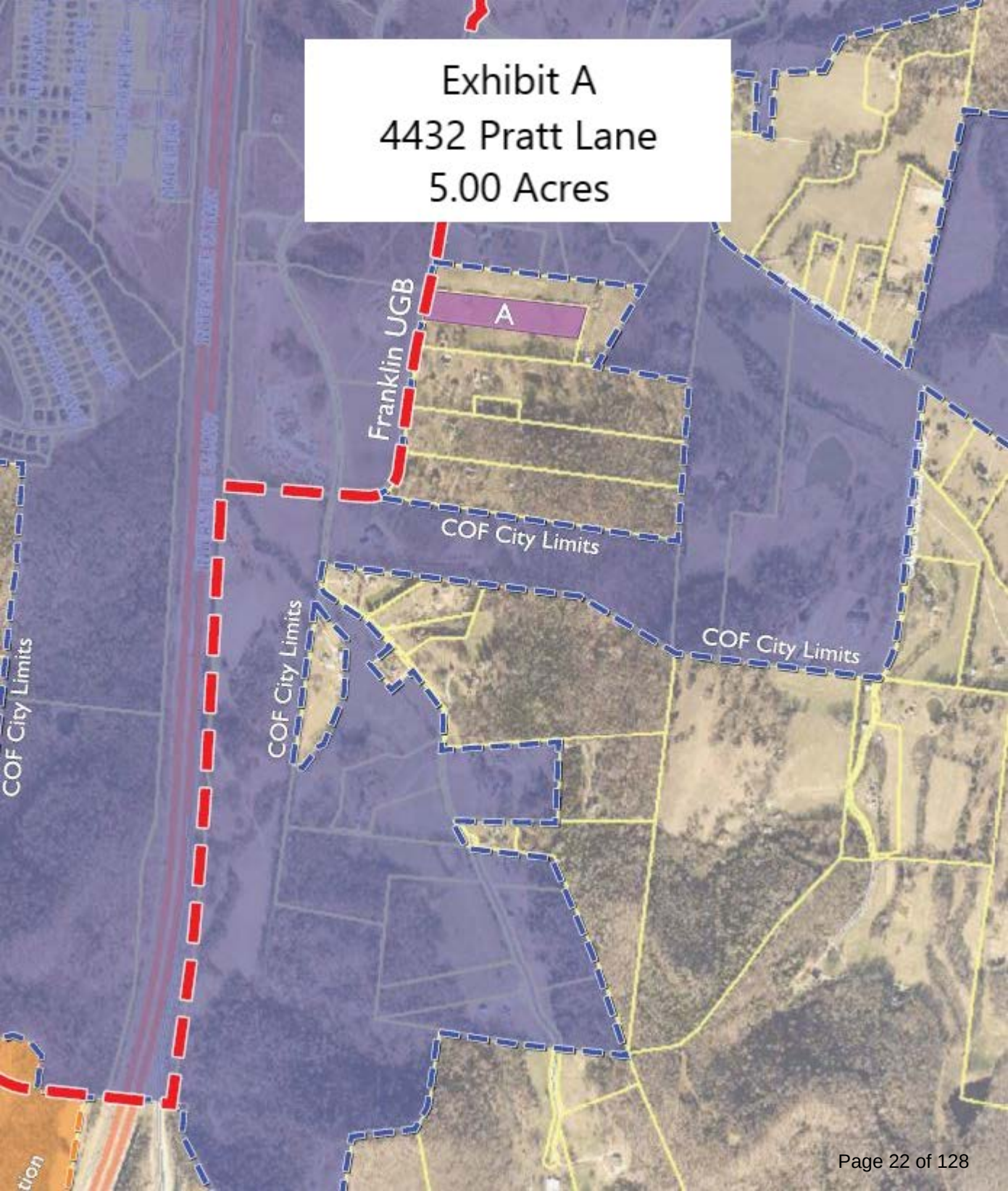
FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2021-119.

Exhibit A
4432 Pratt Lane
5.00 Acres



Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2021-119: A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
117-42.05	4432 Pratt Lane

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	Owner responsible for reclaimed water extension	Fulfilled
Wastewater	Owner responsible for sewer infrastructure extension	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2021-119

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4432 PRATT LANE, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Kavitha Ravilla, ("Owner") of property located at 4432 Pratt Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex 1 parcel containing 5.00 acres, located outside of the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located south of Peytonsville Road and east of Pratt Lane, contiguous to the City limits, outside of the UGB, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
Total	5.00

WHEREAS, this resolution shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension measuring less than 1,000 foot would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 18-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Final sizing and alignment will be determined at Site Plan stage.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to 4432 Pratt Lane shall be provided from Pratt Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

- F. Traffic Control
1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
 2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.
- G. Street Lighting
1. No off-site street lighting is proposed at this time.
 2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
 2. New development shall install street name signs per City policy.
- I. Fire Protection
1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
 2. No additional staffing or equipment will be necessary to serve the annexation area at this time.
- J. Planning and Zoning
1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
 2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
 3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.
- K. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
 2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
 3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

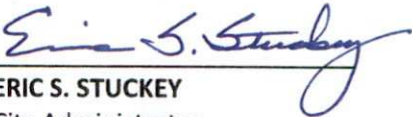
N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time for the Pratt Lane location.

SECTION II. This Resolution shall take effect from and after its adoption.

SECTION III. The plan of service shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the election.

ADOPTED THIS September 14, 2021


ERIC S. STUCKEY
City Administrator


DR. KEN MOORE
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES

PRATT

REAMS FLEMING

Site

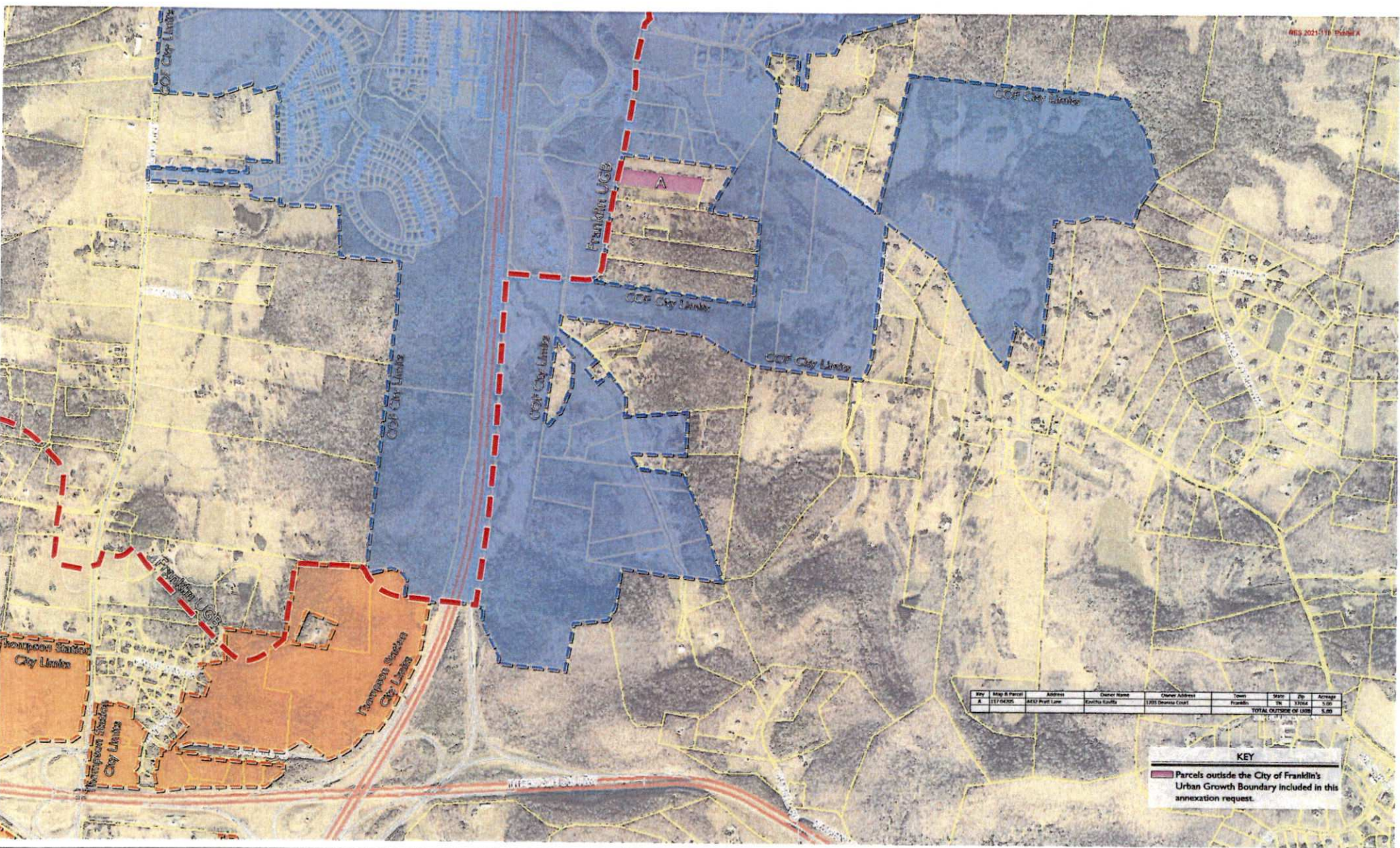
Legend

- | | |
|---------------------------------|------------------------------------|
| 4432 Pratt Lane | NC Neighborhood Commercial |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |



0 250 500 1,000
Feet

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Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Average
A	117-04-005	4412 Pratt Lane	Kathia Kozla	1305 Denney Court	Franklin	TN	37064	5.00
TOTAL CHANGES TO 1000								5.00

KEY

Parcels outside the City of Franklin's Urban Growth Boundary included in this annexation request.



WILLIAMSON COUNTY PARCELS
PARCEL REQUESTING ANNEXATION
April 29, 2021





File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for one property located at 4416 Peytonsville Road. This property was annexed on November 9, 2021. Currently, the property is zoned Civic Institutional Zoning District. This is property owned by the City, and currently sits vacant. At this time, the City has fulfilled any and all of its obligations as a government entity, as outlined in Resolution 2021-110. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

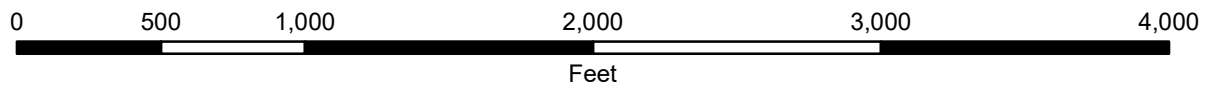
Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2021-110.

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES



Legend

- Existing City Limits
- 4416 Peytonsville Road



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Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2021-110: A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
117-02800	4416 Peytonsville Road

Services	City's Obligation, as a government agency not owner	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	No reclaimed water extension required	Fulfilled
Wastewater	Owner responsible for sewer infrastructure extension	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City (as a government agency and not the property owner) has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2021-110

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF
4416 PEYTONSVILLE ROAD BY THE CITY OF FRANKLIN, TENNESSEE.**

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytons ville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located at the terminus of the intersection of Goose Creek Bypass and Peytons ville Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-02800	2.86
Total	2.86

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER: N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 600-foot extension would be required to serve the Property. However, the property lies within the Milcrofton service area. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Reams-Fleming development to the furthest property boundaries to provide service to the Property.
4. The sanitary sewer main is anticipated to be a minimum of an 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER: N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytons ville Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Peytonsville Road and Goose Creek Bypass Extension. The existing driveway cuts may remain. In the event either parcel is developed, an access management study shall be required in order to determine appropriate driveway spacing is achieved from the future Goose Creek Bypass and Peytonsville Road intersection. Additional density on either parcel is not appropriate unless access can be provided through another lot to the south or east.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER: N/A

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER: N/A

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER: N/A

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin categorizes this parcel as Regional Commerce Design Concept. Envision Franklin states, these areas should contain "high-intensity activity centers that attract large numbers of people and employees from both within and outside the City." It further states, "These areas include major employment and revenue generators that are valuable community resources."

3. Upon annexation, this Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. The annexation of this property would help enclose one of the "donut holes" of the City's Urban Growth Boundary.

ISSUES TO CONSIDER:

- *This property is identified in the short-term priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay District has been identified for this properties and will affect future development: The property is within the 500 ft. HHO Buffer.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER: N/A

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

ISSUES TO CONSIDER: N/A

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER: N/A

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS 12th Day of October, 2021

Eric S. Stuckey

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES



Legend

- Existing City Limits
- 4416 Peytonsville Road



0 500 1,000 2,000 3,000 4,000
Feet

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File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for one property located at 1260 Lewisburg Avenue. This property was annexed on November 9, 2021. Currently, the property is zoned Neighborhood Commercial (NC) and there are no active development applications on file with the City. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2021-130. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

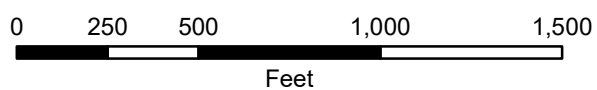
Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2021-130.

EXHIBIT A
JOHNSON PROPERTY ANNEXATION
1.58 ACRES



Legend

- Johnson Property
- Existing City Limits



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Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2021-130: A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henneck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
106 – 9.00	1260 Lewisburg Pike

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; HB&TS provider	Fulfilled
Reclaimed Water	No reclaimed water extension required	Fulfilled
Wastewater	No additional sewer infrastructure extension required	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2021-130

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY
NORTH OF HENPECK LANE AND WEST OF LEWISBURG PIKE, BY THE CITY OF FRANKLIN,
TENNESSEE.**

WHEREAS, Tennessee Code Annotated ("T.C.A.") § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Russell Johnson, ("Owner") of property located North of Henpeck Lane and West of Lewisburg Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located North of Henpeck Lane and West of Lewisburg Pike, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

WHEREAS, this resolution shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS prior to annexation.
3. The Owners shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 3,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is not anticipated to construct any additional sewer lines, as a sanitary sewer service was extended to the property line.
3. The Owners shall not be required to extend the sanitary sewer main to provide service to the Property.
4. The Owners shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owners shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owners shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owners shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Lewisburg Pike. Additionally, any development of this parcel will require a driveway connection to the property to the north and south. When the connection to the southern property is made, the current access onto Lewisburg Pike from the southern property shall be closed.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property is located within the Neighborhood Commercial Design Concepts as defined in the Envision Franklin Land Use Plan. The Neighborhood Commercial Design Concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a zoning district and any applicable overlay districts.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been added over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

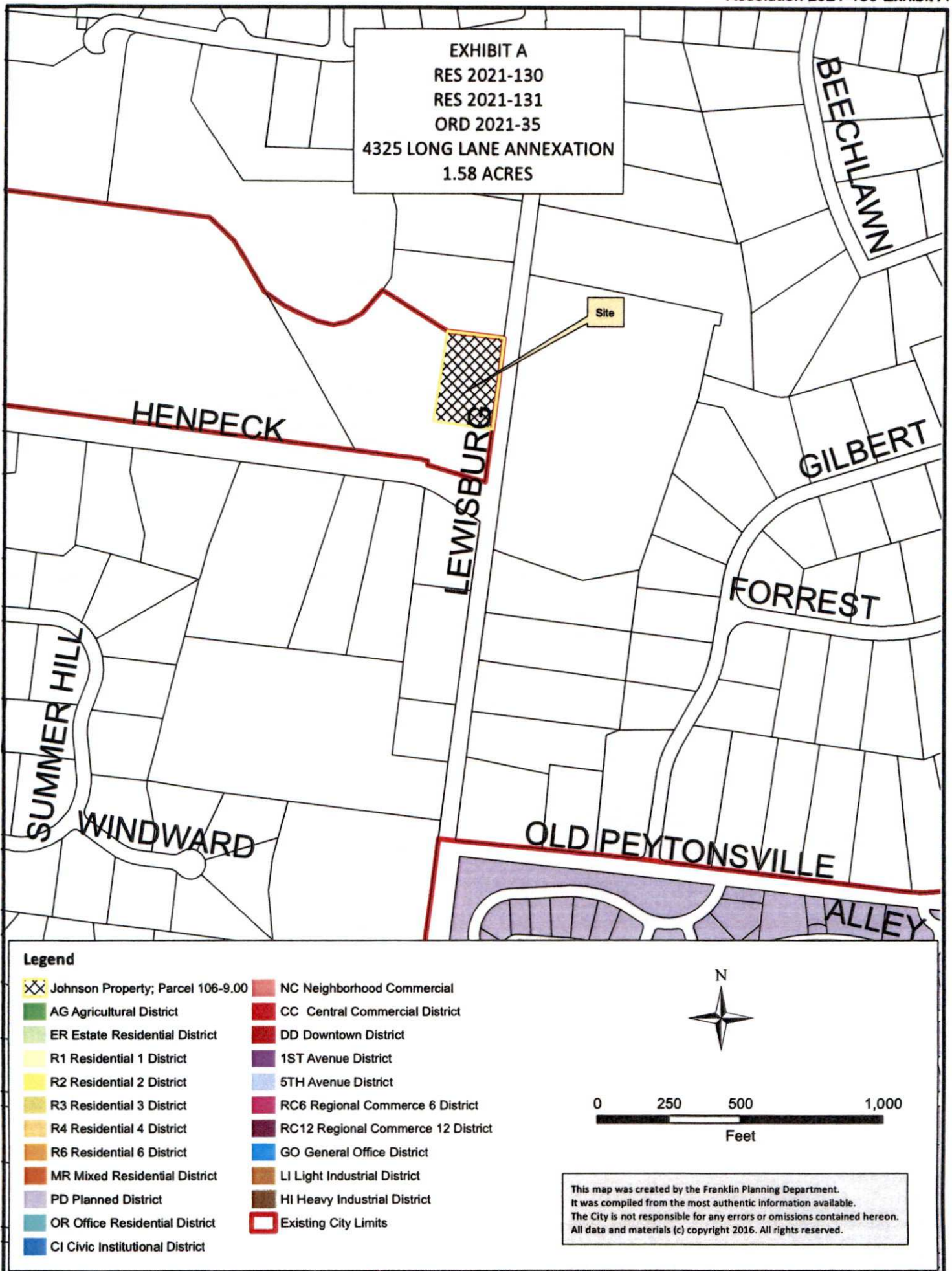
ADOPTED THIS 12th day of October, 2021

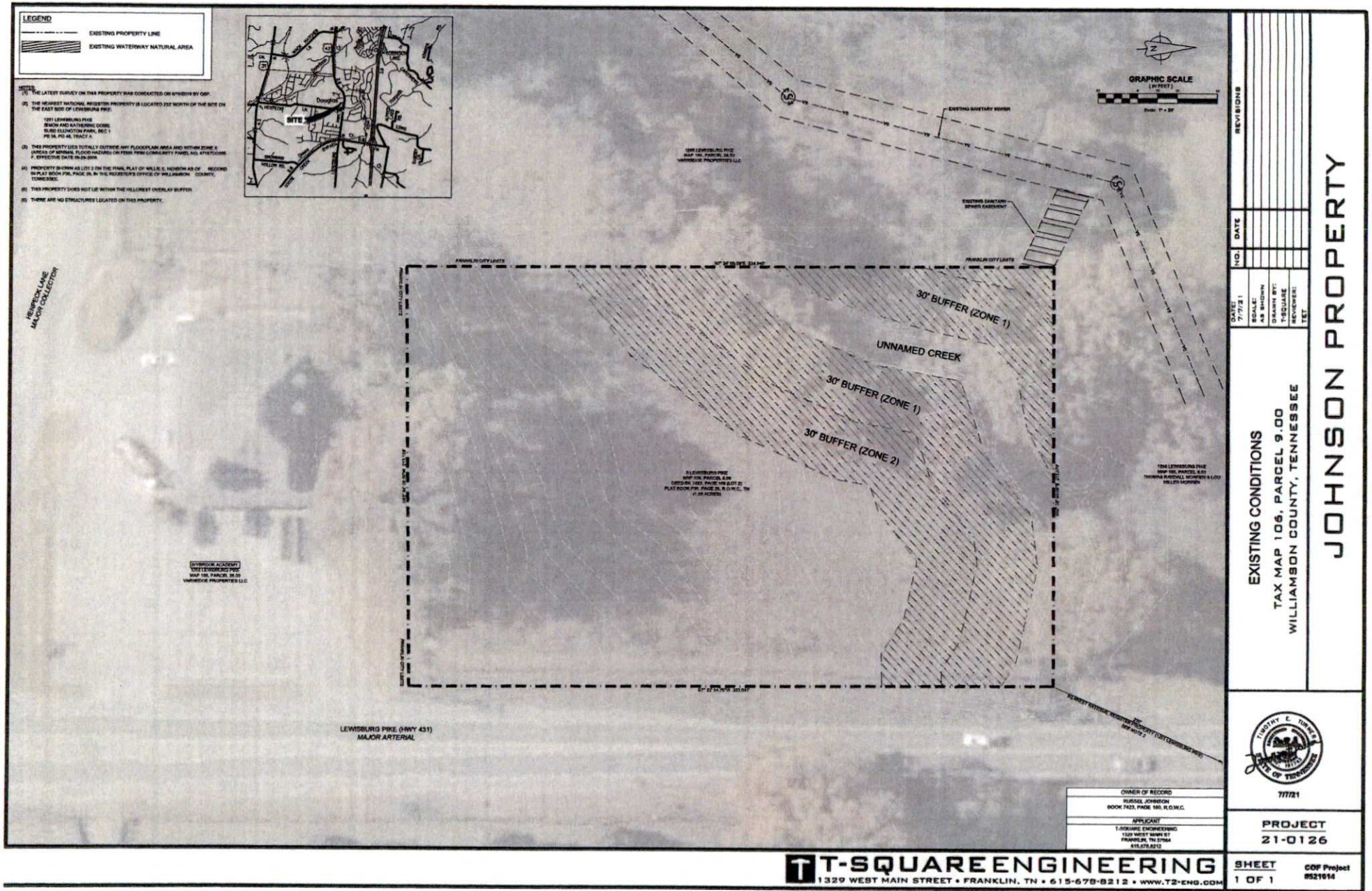

ERIC S. STUCKEY
City Administrator


DR. KEN MOORE
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney







File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for one property located at 841 Old Charlotte Pike. This property was annexed on November 9, 2021. Currently, the Hamilton PUD Subdivisions is approved for the properties. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2021-116. There will be no other reports given for this Plan of Services.

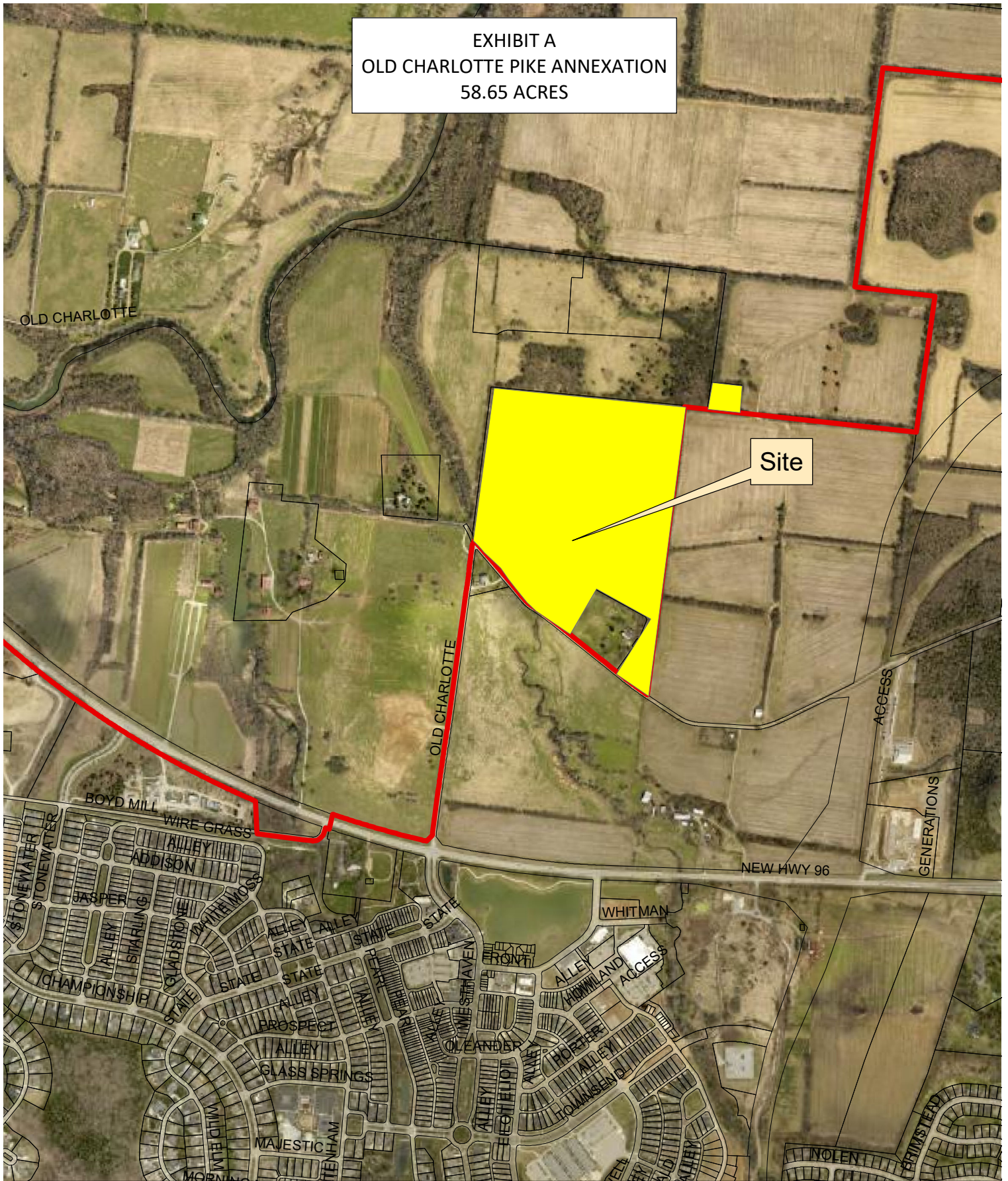
FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2021-116.

EXHIBIT A
 OLD CHARLOTTE PIKE ANNEXATION
 58.65 ACRES

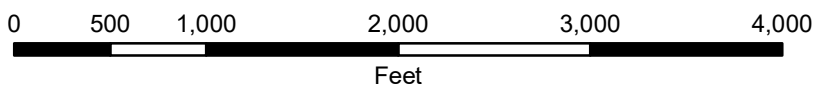


Legend

Properties Under Consideration

 Properties Under Consideration

 Existing City Limits



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Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2021-116: A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
64 - 700	841 Old Charlotte Pike

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; HB&TS provider	Fulfilled
Reclaimed Water	Owner responsible for reclaimed water extension	Fulfilled
Wastewater	Owner responsible for sewer infrastructure extension	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2021-116

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 841 OLD CHARLOTTE PIKE, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Stewart Campbell, Jr., Legacy Trust, ("Owner") of property located at 841 Old Charlotte Pike ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located north of Old Charlotte Pike East and west of Del Rio Pike, contiguous to the City limits, within the UGB, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
64 - 700	58.64
Total	58.64

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a minimal extension would be required to serve the Property. Depending on the planned use of this property, a reclaimed water main extension may be required.

C. Wastewater

1. The Property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer mains from the Property to the Westhaven Sanitary Sewer Lift Station to provide service to the Property.
3. The Owner shall be required to provide a completed study of the Westhaven Sanitary Sewer Lift Station to verify the lift station has the capacity to handle the additional flows generated by this development.
4. The Owner shall be required to submit engineering calculations to determine final sanitary sewer main sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
7. All wastewater requirements listed herein are approximate based on the information available at the time of drafting of this plan of service. Additional infrastructure requirements may be needed depending on layout of the project and additional details provided by the developer.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Old Charlotte Pike. Currently Carlisle Lane between Old Charlotte Pike and Del Rio Pike needs improvements prior to any additional traffic being added to the corridor.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin identifies this property as Conservation Subdivision. This design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted towards scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan, pursuant to the requirements of the Zoning Ordinance if applicable to the requested Zoning District.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at

Page 3 of 4

the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

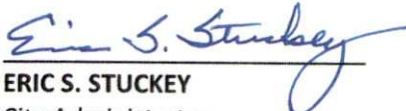
N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

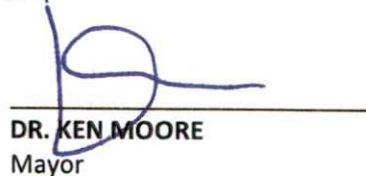
SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS

12th Day of October, 2021

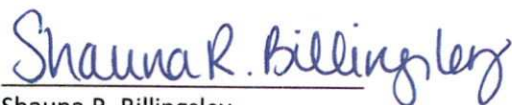


ERIC S. STUCKEY
City Administrator



DR. KEN MOORE
Mayor

Approved as to form by:



Shauna R. Billingsley
City Attorney

EXHIBIT A
OLD CHARLOTTE PIKE ANNEXATION
58.64 ACRES





File #: 21-03098

DATE: March 31, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Report On Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 24, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This public hearing addresses the Plan of Services for five properties, extending from Murfreesboro Road to Clovercroft Road. These properties were annexed on November 23, 2021. Currently, the Poplar Farms PUD Subdivision is approved for the properties. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2020-291. There will be no other reports given for this Plan of Services.

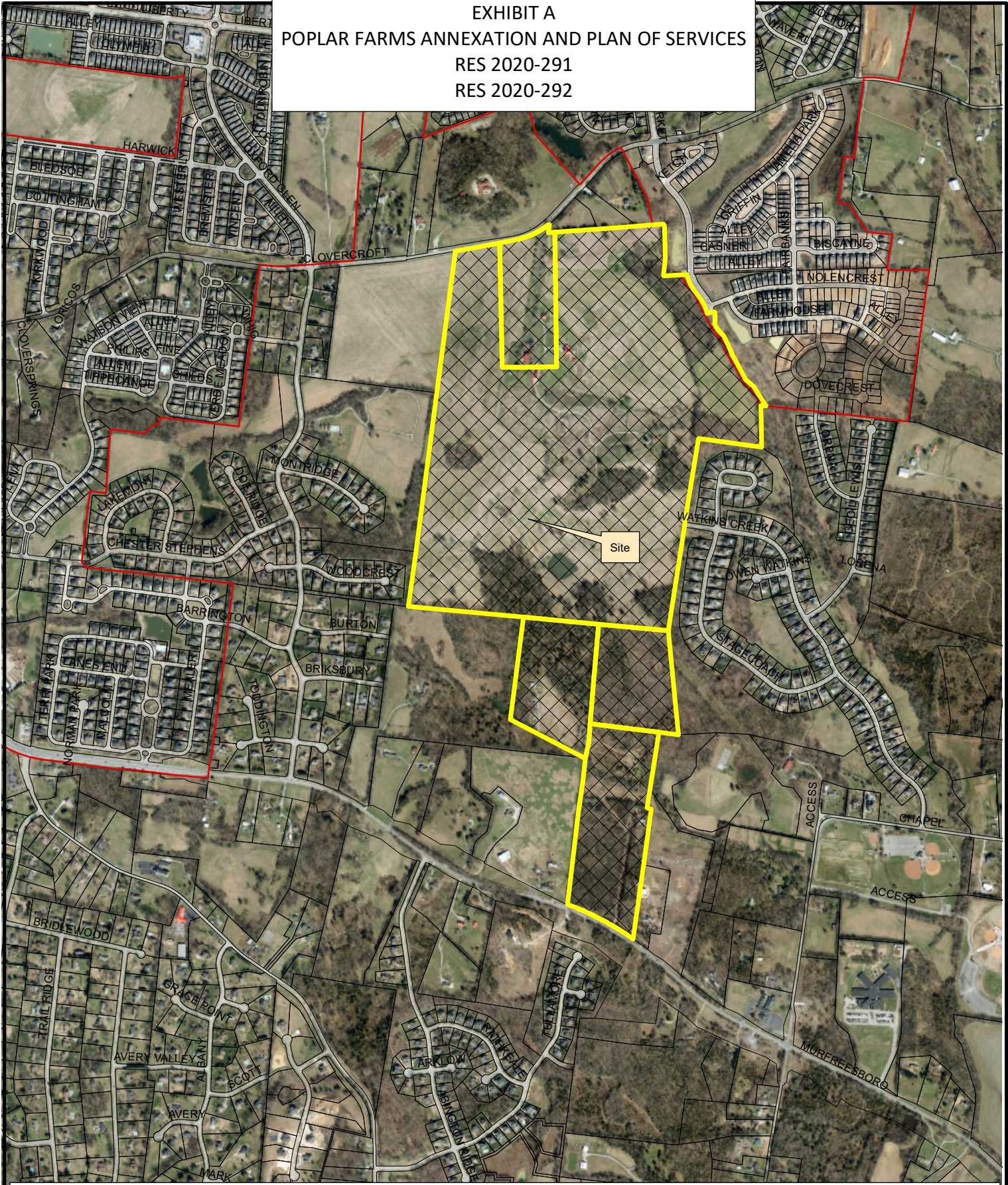
FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

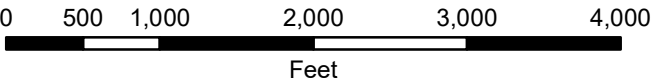
Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2020-291.

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



Legend

-  Properties being considered
-  Existing City Limits



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Progress Report

Date: May 24, 2022

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2020-291: A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
80 --- 32.00	4099 Clovercroft Road
p/o 80 --- 44.01	4101 Clovercroft Road
88---00600	4316 Murfreesboro Road
88---00905	4326 Murfreesboro Road
88---00701	4324 Murfreesboro Road

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	No reclaimed water extension required	Fulfilled
Wastewater	Owner responsible for sewer infrastructure extension	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices identified	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation; no additional manpower or resources necessary	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department, without the need for additional manpower or resources.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area, once property owner requests services.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2020-291

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF FIVE PROPERTIES SOUTHEAST OF THE INTERSECTION OF CLOVERCROFT ROAD AND OXFORD GLEN DRIVE—ADDRESSED AS 4316 MURFREESBORO ROAD, 4324 MURFREESBORO ROAD, 4099 CLOVERCROFT ROAD, AND 4101 CLOVERCROFT ROAD—BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, James Poteete, Betty Stovall, and Marianna Wilson (Trustee of the Ingraham Living Trust U/A/D, (“Owner(s)”) of five properties located at or adjacent to 4316 and 4324 Murfreesboro Road and 4099 and 4101 Clovercroft Road, (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the Property is located South of Clovercroft Road and East of Oxford Glen Drive, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
80 --- 32.00	15.45
p/o 80 --- 44.01	214.20
88---00600	20.0
88---00905	17.325
88---00701	28.3
Total	295.275

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 15,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch and Mayes Creek Basins as defined in the Watson Branch Drainage Basin Sanitary Sewer System Update (adopted by the Franklin Board of Mayor and Aldermen by Resolution No. 2013-22) and the Mayes Creek Drainage Basin Sanitary Sewer System Update (adopted by the Franklin Board of Mayor and Aldermen by Resolution No. 2013-21).
2. The proposed development of the Property is currently anticipated to construct approximately 568 single family homes.
3. The Owner shall be required to extend the sanitary sewer main from the nearest existing sanitary sewer infrastructure to the property to be annexed. The location of this connection and the alignment of the sanitary sewer main extension must be approved by the City of Franklin's Water Management Department.
4. The Owner may be required to remove existing sanitary sewer lift station(s) from service and/or construct new sanitary sewer lift station(s) and associated force mains. This would be determined in advance of the submittal of a development plan.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Clovercroft, Highway 96 and Market Street. The location of the access on Clovercroft and Highway 96 shall be determined once a Traffic

Impact Analysis is submitted and reviewed by the City of Franklin. All access points shall comply with the City of Franklin Transportation & Street Technical Standards.

4. The development of this property will require the extension of Market Street in accordance with the City of Franklin Comprehensive Transportation Network Plan.
5. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The proposed development is set to follow the Single Family Residential design concept within Envision Franklin. The Single Family Residential design concept consists of single family residential neighborhoods, which provide a range of single family dwelling and lot sizes. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS 9th Day of November, 2021

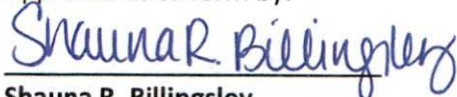


ERIC S. STUCKEY
City Administrator



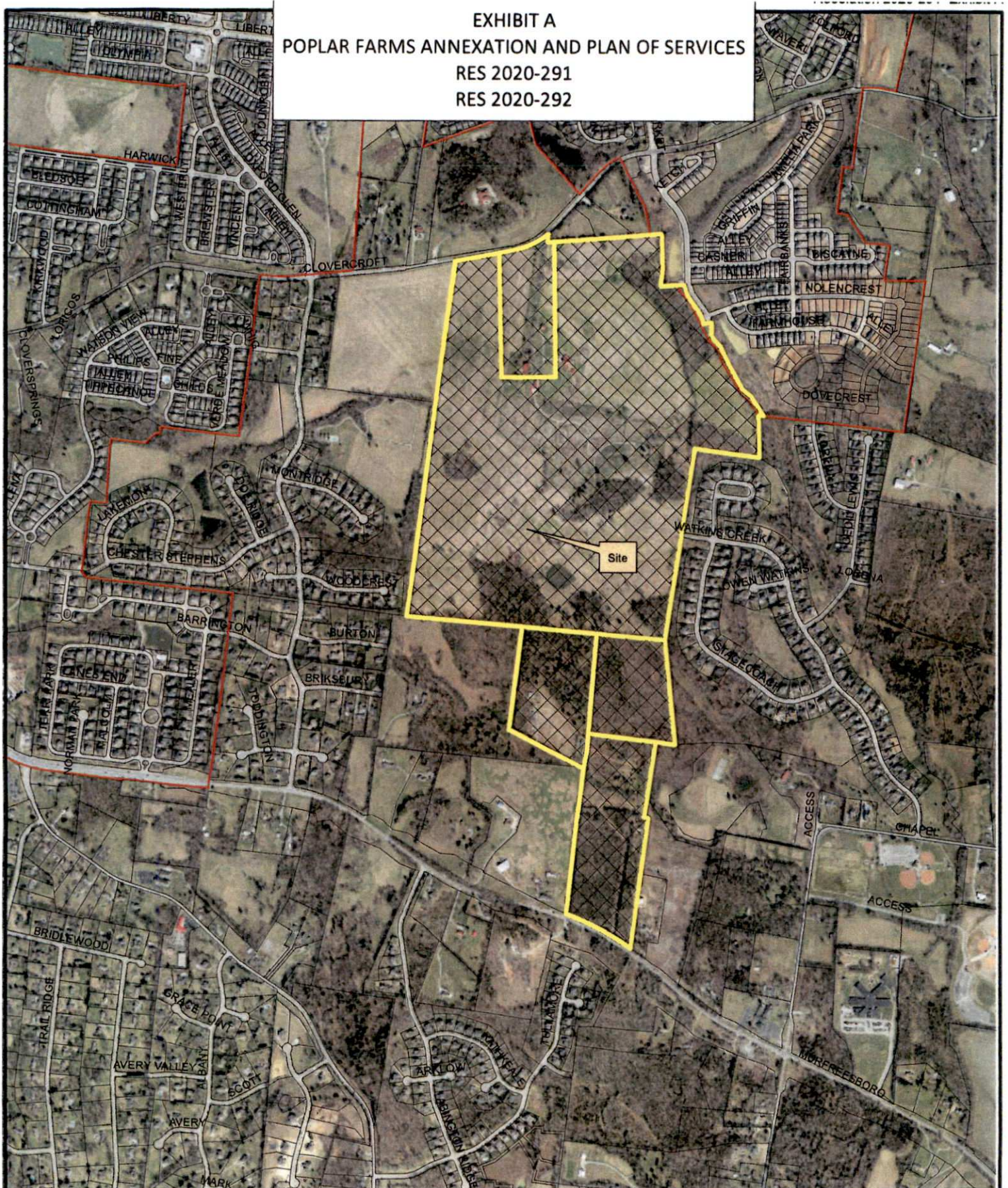
DR. KEN MOORE
Mayor

Approved as to form by:



Shauna R. Billingsley
City Attorney

EXHIBIT A
POPLAR FARMS ANNEXATION AND PLAN OF SERVICES
RES 2020-291
RES 2020-292



Legend

- Properties being considered
- Existing City Limits

0 500 1,000 2,000 3,000 4,000
Feet



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File #: 21-03079

DATE: March 28, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Sarah Roop, Right of Way Agent

SUBJECT:

*Consideration Of Resolution 2022-24, A Resolution Authorizing The City Administrator To Approve Agreements And The Use Of Condemnation, If Necessary, To Acquire Rights-Of-Way And/Or Easements For The "Old Peytonsville Road And Long Lane Bridge And Connector Project" (COF Project No. 2019-015).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2022-24.

BACKGROUND/STAFF COMMENTS:

On August 13, 2019, the BOMA approved Resolution 2019-68 to adopt the project list for fiscal years 2019-2028 Capital Investment Program (CIP). The first adopted project listed on this resolution is "Old Peytonsville Road and Long Lane Bridge and Connector Project" (COF Project No. 2019-015). In order to construct this project, it will be necessary for the City to obtain additional rights-of-way (ROW) and/or easements from the owners of the properties listed on Exhibit A.

In an effort to expedite the ROW/easement acquisition process for the project, staff seeks approval from the BOMA to allow the City Administrator the authority to approve agreements on behalf of the BOMA to acquire the needed easements and/or rights-of-way for the project. All acquisitions shall continue to be reported to the full BOMA. The price to be paid for property acquisition(s) shall be established by a qualified appraiser. It has been general practice by the City, and by the Tennessee Department of Transportation (TDOT) on which this City practice is based, to allow the negotiator, typically staff, performing the acquisition(s) the ability to increase the offer(s) by up to an additional 10% or \$10,000, whichever amount is greater, in an effort to successfully close the acquisition negotiations. Finally, in the event that good faith negotiations to acquire ROW and/or easements fail, staff also seeks BOMA approval to proceed with condemnation to obtain said ROW and/or easements.

FINANCIAL IMPACT:

This project is included in the City's approved Capital Investment Plan and funding plan. Expenses are tentatively scheduled to be paid from the Capital Projects Fund, which corresponds to the General Ledge (GL) code 310-89110-43100 for ROW and 310-89120-43100 for easements. However, the final source of funding and distribution of project expenses will be determined by Finance and Administration as there are multiple funding sources identified for this project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-24.

RESOLUTION 2022-24

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE AGREEMENTS AND THE USE OF CONDEMNATION, IF NECESSARY, TO ACQUIRE RIGHTS-OF-WAY AND/OR EASEMENTS FOR THE “OLD PEYTONSVILLE ROAD AND LONG LANE BRIDGE AND CONNECTOR PROJECT” (COF PROJECT NO. 2019-015)

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee (“BOMA”) has determined that the construction of certain improvements within the City limits are necessary, suitable, and desirable for the public welfare; and

WHEREAS, these improvements are generally described as the construction of the Old Peytons ville Road and Long Lane Bridge and Connector Project (the “Project”), including: the reconstruction/reconfiguration of existing roads & intersections, the construction of a new bridge over I-65, bicycle lanes, sidewalks, and other infrastructure improvements; and

WHEREAS, on August 13, 2019, the BOMA approved Resolution 2019-68 to adopt the project list for fiscal years 2019 – 2028 Capital Investment Program (“CIP”); and

WHEREAS, the first adopted project listed on Resolution 2019-68 is “Long Ln and Old Peytons ville Rd Connector”, which is now known as the “Old Peytons ville Road and Long Lane Bridge and Connector Project”; and

WHEREAS, it will be necessary, in order to construct said improvements, for the City to obtain additional rights-of-way (“real property”) and easements (“real property interest”) from the owners of the properties listed on the attached Exhibit A; and

WHEREAS, the Board finds that it is in the best interests of the City of Franklin and for efficiency when acquiring rights-of-way and/or easements (“property acquisition”) for the Project to authorize the City Administrator to approve said property acquisition agreements on behalf of the BOMA; and

WHEREAS, the price to be paid for property acquisition shall be established by a qualified appraiser; and

WHEREAS, it has been general practice by the City, and by the Tennessee Department of Transportation (“TDOT”) on which this City practice is based, to allow the staff performing the acquisition negotiations the ability to increase the offer by up to an additional ten percent (10%) or Ten Thousand Dollars (\$10,000.00), whichever amount is greater, in an effort to successfully close the acquisition negotiations ; and

WHEREAS, the BOMA expressly finds that the City has the power of eminent domain to extend public roads (see T.C.A. § 29-17-301, *et. seq.*) and to acquire easements and/or rights-of-way necessary for proper completion of the said improvements, and that the acquisition of such easements and/or rights-of-way is for a public purpose and for a public use, and that the acquisition of the private property hereinafter described is necessary to accomplish said public use; and

WHEREAS, the BOMA believes that the removal of certain contracts and purchases from the Board’s agenda provides for more expedient conduct of City business; and

WHEREAS, all property acquisitions shall be reported to the BOMA as items approved by the City Administrator on behalf of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION 1. The City Administrator, the City Engineer, and the City Attorney are authorized to obtain the necessary rights-of-way, permanent easements, and/or temporary easements on and/or across the properties listed in Exhibit A hereto and may enter into agreements with property owners with respect to the compensation to be paid for the said rights-of-way and/or easements, so long as such amounts are reasonable and supported by a qualified appraisal.

SECTION 2. In an effort to avoid the condemnation process and to complete the property acquisition process as efficiently as possible, the City Administrator or his designee is authorized to increase the purchase price offer above appraised value by up to ten percent (10%) or Ten Thousand Dollars (\$10,000), whichever is greater.

SECTION 3. If an in impasse is reached during negotiations with a property owner and condemnation is the only alternative, then the City Attorney is authorized to commence necessary condemnation proceedings. After condemnation proceedings have commenced, the City Administrator, the City Attorney, and the City Engineer are authorized to enter into settlement agreements with property owners with respect to the compensation to be paid for the said rights-of-way and easements, so long as such amounts are reasonable and supported by a qualified appraisal.

SECTION 4. All land acquisitions completed under the authority granted by this resolution shall be reported to the Board of Mayor and Aldermen.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20____.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
William E. Squires
Assistant City Attorney

RESOLUTION 2022-24
EXHIBIT A

TRACT NUMBER	TAX MAP NUMBER	PARCEL NUMBER
1	106	032.04
2	106P J	024.00
3	106	029.01
4	106H C	041.00
5	106	034.01
6	106H C	042.00
7	106	034.00
8	106H C	043.00
9	106H C	044.00
10	106	034.02
11	106H C	045.00
12	106H C	040.00
13	106H C	039.00
14	106H C	038.00
15	106P J	026.00
16	106P J	025.00
17	106H C	037.00
18	106J A	036.00
19	106H C	036.00
20	106	032.07
21	106H C	035.00
22	106J A	035.00
23	106H C	034.00
24	106J A	034.00
25	106H C	033.00
26	106J A	102.00
27	106H C	032.00
28	106J A	033.00
29	106H C	031.00
30	106J A	019.00
31	106H C	030.00
32	106J A	007.00
33	106J A	106.00
34	106H C	029.00
35	106H C	028.00
36	106	141.00
37	106	141.01
38	106J A	110.00
39	106J A	111.00
40	106	142.00

RESOLUTION 2022-24
EXHIBIT A
(continued)

TRACT NUMBER	TAX MAP NUMBER	PARCEL NUMBER
41	106	032.13
42	106	171.00
43	106	185.00
44	106	177.00
45	106	184.02
46	117	027.00
47	106O A	007.00
48	106O A	001.00
49	106	176.02
50	106	176.01



File #: 21-03064

DATE: March 22, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works

SUBJECT:

Consideration Of Ordinance 2022-06, An Ordinance To Amend Title 16 of the City of Franklin Municipal Code By Adding Section 16-120 - Honorary Street Names.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2022-06 to amend Title 16 by adding Section 16-120 to establish an Honorary Street Naming Program.

BACKGROUND/STAFF COMMENTS:

With discussion related to the honorary naming of Fourth Avenue in the City of Franklin after Justice Cornelia Clark, staff worked to establish a process and criteria for any future honorary street names. Ordinance 2022-06 establishes the purpose of the program, the proposal process, the criteria to be considered for recommendation, the honorary street sign standards and establishes approval, removal and renewal of the honorary designation.

FINANCIAL IMPACT:

Staff anticipate that costs related to honorary street names will be nominal.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2022-06 that creates an Honorary Street Naming Program by Amending Title 16 of the Municipal Code.

ORDINANCE 2022-06

AN ORDINANCE TO AMEND TITLE 16 – STREETS AND SIDEWALKS, ETC BY ADDING SECTION 16-120. – HONORARY STREET NAMES

WHEREAS, the City of Franklin desires to recognize individuals and non-profit organizations that have demonstrated significant contributions to the City through cultural, economic, educational, intellectual, political, or scientific works within the community or have made an extraordinary contribution in the service of humanity; and

WHEREAS, the Franklin Board of Mayor and Aldermen wish to establish standards related to honorary streets names to recognize such individuals and non-profit organizations; and

WHEREAS, the Franklin Board of Mayor and Aldermen wish to establish an approval process related to honorary street names.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I: Title 16 – Streets and Sidewalks, ETC of the Franklin Municipal Code is hereby amended by adding the following new Section:

Sec. 16-120. – Honorary Street Names.

The City of Franklin has established a policy to administer requests for honorary street designations. This policy has been established to provide criteria and a procedure for approving honorary designations of public streets in the City.

The honorary street naming dedication program enables the City of Franklin to commemorate individuals and non-profit organizations who have made significant contributions to the community and humanity. Honorary street name signs are signs posted above standard street name signs which are intended to recognize and honor individuals or non-profit organizations without changing the official name of the street or the official addresses of residences and businesses on the street.

- 1) Proposal – A proposal to assign an honorary street name shall be submitted in writing (along with the fee) to the office of the City Administrator who will refer the proposal to staff. Each proposal shall include:
 - a) The applicants name, address, phone number, and email address.
 - b) The specific street segment being proposed for honorary street naming.
 - c) The full form of the name being proposed.
 - d) If the proposed name refers to an individual, a brief biography of that individual.
 - e) If the proposed name refers to a non-profit organization, a justification for proposing the organization.
 - f) The rational for assigning the honorary street name, including an explanation of how the name or individual has been associated with the area in which the street is located.
 - g) A letter of consent from the family or organization.

- 2) Criteria – In reviewing a proposed honorary street name, staff shall consider the following criteria for recommendation to the Board of Mayor and Aldermen:
 - a) The honorary street name shall be that of an individual or non-profit organization.
 - b) If the honoree is an individual, the individual must be deceased for a period of no less than one year.
 - c) The honoree must have resided or worked in the City of Franklin, Tennessee.
 - d) The honoree shall have made a demonstrable and significant positive impact on the community or contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or have made an extraordinary contribution in the service of humanity, as determined by the Board of Mayor and Aldermen.
 - e) There shall be one honorary street sign per intersection.
 - f) The proposed honorary street name shall not duplicate any existing name or be similar either phonetically or in spelling to any other honorary or actual street name.
 - g) Requests must be made for a publicly owned and maintained street, including signage and post.
 - h) There shall be one honorary street designation per calendar year.
- 3) Street Sign
 - a) Honorary street signs shall be posted above the City's standard street sign and shall be of similar size and shape as the standard street sign.
 - b) Honorary street signs shall contain the City of Franklin's seal and have white lettering on a blue background.
- 4) Approval
 - a) An honorary street name shall be approved by the Board of Mayor and Aldermen by resolution.
 - b) The City has the right to remove any honorary street sign upon approval of a resolution by the Board of Mayor and Aldermen.
 - c) If approved, the honorary street name shall remain in place for a period of 20 years from the date of approval. Renewal of the honorary street name requires approval by the Board of Mayor and Aldermen by resolution.

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect for July 1, 2022, after its passage on second and final reading, the health, safety and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey

City Administrator/Recorder

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING

PASSED SECOND READING



File #: 21-03121

DATE: April 6, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Tom Marsh, Director of BNS
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Presentation By Respondent And Discussion Of Proposal To Develop Affordable And Workforce Housing On The City Owned Property Located At 403 And 405 5th Avenue North, Known As "The Hill Property".

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning responses to the Request for Proposals (RFP) to develop deed restricted affordable and workforce housing on the City-owned property located at 403 and 405 5th Avenue North, known as "The Hill Property".

BACKGROUND/STAFF COMMENTS:

Per Resolution 2020-29, the Board of Mayor and Aldermen declared "The Hill Property," located at 403 and 405 5th Ave North to be surplus property and that the property would be abandoned to achieve a desired public purpose. The public purpose as declared by the Resolution is to develop affordable and workforce housing to be purchased by families. In the case of affordable housing, the household income of the purchaser(s) shall not exceed eighty (80) percent of the median gross income for households of the same size within the Nashville-Davidson-Murfreesboro-Franklin, Tennessee, MSA. In the case of workforce housing, the family household income shall not exceed one hundred fifty (150) percent of the median gross income for households of the same size within the Nashville-Davidson-Murfreesboro-Franklin, Tennessee, MSA.

Resolution 2020-29 further stated, "The City Administrator, or appropriate designee, shall publicly solicit Letters of Interest from interested parties who indicate they are willing and able to submit a Development Plan within six (6) months of being selected and approved by the BOMA as the new Owner and "Developer" for this property. The request for proposals was issued on December 9, 2021, and responses were required to be submitted by January 28, 2022.

Initially, two entities responded to the RFP and both were invited to make a short presentation to the Board regarding their proposal. Subsequently, one of the respondents declined the invitation to present to BOMA and withdrew their proposal. The remaining respondent for the project is identified

as "The Hill, LLC". The Hill, LLC, has not yet been legally formed, but it is a conglomerate of not-for-profit organizations with various affordable housing and community service missions working in the City of Franklin. The participating agencies are:

Franklin Housing Authority
Community Housing Partnership of Williamson County
Habitat for Humanity of Williamson-Maury Counties
Hard Bargain Association.

The purpose of this item is for The Hill, LLC, to present their proposal to the Board and for staff to seek further guidance from the Board on the way forward for this project. Following this discussion, staff will prepare a resolution for BOMA approval to formally designate/select a partner for development of The Hill Property.

There are several questions that should be addressed by the respondent in their presentation that will be points of discussion for the Board and staff following the presentation.

1. Description of the organization for the project.
2. Summary of the proposal and how it will blend into the community.
3. How will financing be structured? What are the expectations for support from the City of Franklin?
4. Describe the anticipated design and development team that will be responsible for preparing plans, obtaining required development approvals, and bringing the project to fruition in a timely manner.
5. What is the anticipated timetable for the project?

FINANCIAL IMPACT:

The extent of financial impact and considerations will be identified through an agreement between the City and the selected development partner.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the submittal from The Hill, LLC, and provide any further direction/guidance to staff. Following this discussion, staff will prepare a resolution for BOMA approval to formally designate/select a partner for development of The Hill Property.



File #: 21-03089

DATE: March 30, 2022
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of Resolution 2022-26, A Resolution Providing A Cost Of Living Adjustment To The Monthly Benefit For Retired Recipients Effective July 2022.
Pension 4/11/22, 6-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2022-26, providing a cost of living adjustment to the monthly benefit for retired recipients of the City's closed pension plan, effective July 2022.

BACKGROUND/STAFF COMMENTS:

The City established in 1971 a single employer defined benefit pension plan, closed to new employees effective 1/1/2017. Documents of the plan allow for the Board of Mayor and Aldermen to enact a cost of living increase by resolution. For the last decade, staff has recommended, and the Board has adopted, an annual cost of living increase in line with the rate of inflation. For instance, for the last 5 years, the average annual increase has been 2%, with a minimum of 1.65% and a maximum of 2.10%. Annual actuarial valuations for the plan have used this historical rate of increase to calculate funding requirements for the City.

Currently, the United States is experiencing a level of inflation not seen since 1981 due to supply chain interruptions, spikes in oil and fuel prices, lingering economic and work force effects of the Coronavirus pandemic, international instability resulting from Russia's invasion of Ukraine and a host of other factors. The magnitude and duration of the current surge of inflation is uncertain at this time.

FINANCIAL IMPACT:

Staff presented to the Employee Pension Committee on April 11, 2022, a proposal to provide a cost of living increase of 4.50% effective July 2022. A 4.50% increase acknowledges the significant increase in the cost of living in the last year. However, we must also maintain the financial solvency of the closed plan both now and into the future. Increasing benefits at a significantly higher amount than planned in our actuarial valuations will result in an increased unfunded net liability. As a point of

comparison, the Tennessee Consolidated Retirement System (TCRS) has implemented a 3% cap on their annual cost of living adjustments.

Implementing a cost of living increase of 4.50% in July 2022 will result in an estimated monthly increase in paid pension benefits of \$26,000, or \$312,000 over a 12 month period.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-26.

RESOLUTION 2022-26

**A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN FOR THE
CITY OF FRANKLIN EMPLOYEES' PENSION PLAN, PROVIDING A COST OF
LIVING ADJUSTMENT TO THE MONTHLY BENEFIT FOR RETIRED
RECIPIENTS, EFFECTIVE JULY 2022.**

WHEREAS, the City of Franklin periodically adopted a cost-of-living adjustment for recipients of benefits from the single employer closed City of Franklin Employees' Pension Plan; and

WHEREAS, the Board of Mayor and Aldermen wishes to approve a cost of living increase to maintain the purchasing power of retiree benefit payments; and

WHEREAS, the United States is experiencing record levels of inflation in 2022 due to extraordinary supply chain interruptions, international instability resulting from Russia's invasion of Ukraine, lingering economic and work force effects of the Coronavirus pandemic and spikes in oil prices; and

WHEREAS, Staff recommends an increase for recipients of benefits in a percentage equal to the cost of living increase appropriated to active City of Franklin employees in 2021, which was 2.0% in January and 2.5% in July.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE
CITY OF FRANKLIN AS FOLLOWS:**

Section 1. That the paying agent, which is currently the Tennessee Consolidated Retirement System, for the single employer closed City of Franklin Employees' Pension Plan be instructed to make effective the month of July 2022 a cost-of-living adjustment at a rate of 4.5%.

Section 2. That this Resolution shall be effective on July 1, 2022.

IT IS SO RESOLVED AND DONE on this ____ day of May, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney



File #: 21-03099

DATE: March 31, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Mike Lowe, Comptroller
Michael Walters Young, Budget and Analytics Manager
Mark Hilty, Asst. City Administrator Public Works
Michelle Hatcher, Director of Water Management

SUBJECT:

Update On The American Rescue Plan Act (ARPA) Program.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the American Rescue Plan Act (ARPA) Program.

BACKGROUND/STAFF COMMENTS:

The American Rescue Plan Act ("ARPA") was enacted by the federal government on March 3, 2021 and provides for direct and indirect financial assistance to state and local governments. The City of Franklin's allocation is \$9,253,841. Half of the funds, \$4,626,920.50, were received by the City on May 19, 2021. The remainder of the funds are expected to be disbursed in May 2022.

U.S. Treasury rules have been released over the past year for how the funds may be used and the level of complexity is significant. Funds must be obligated, or under contract, by 12/31/2024 with all funds spent by 12/31/2026. The City must file periodic reports to the U.S. Treasury, with our next report due 4/30/2022 through a government portal.

FINANCIAL IMPACT:

Over a six fiscal year period (FY 2022-2027), the City will spend its allocation of ARPA funds in the amount of \$9,253,841 in accordance with requirements of the U.S. Treasury.

RECOMMENDATION:

This item is for informational and discussion purposes.

**AMERICAN RESCUE PLAN ACT (ARPA) FUNDS
For City of Franklin**

FUNDS RECEIVED (5/19/2021)	\$4,626,920.50
FUNDS TO BE RECEIVED MAY 2022	<u>\$4,626,920.50</u>
TOTAL FUNDS	<u>\$9,253,841.00</u>

Spent

1. Premium pay:	
Original \$1,000 Net Pay + Taxes (7/23/2021)	\$589,303.38
2. Public Health:	
Covid-19 Leave (Mar 2021-Feb 2022)	\$268,743.41
3. Negative economic impacts:	
Acquisition of Battlefield Land (Spivey Tract)(2/10/2022)	\$214,286.00
Total Spent	<u>\$1,072,332.79</u>

Proposed

4. Negative economic impacts:	
Parking Counter System for 2 nd and 4 th Avenue garages (FY 2022)	\$260,000.00
Eastern Flank Improvements (FY 2022/2023)	<u>\$403,945.00</u>
	\$663,945.00
5. Services to disproportionately impacted communities:	
Franklin Housing Authority-Water & Sewer Improvements	\$1,000,000.00
6. Water, sewer, and broadband infrastructure:	
Lewisburg Water & Sewer Improvements (FY 2023/2024)	\$3,000,000.00
Total Proposed	<u>\$4,663,945.00</u>

<u>FUNDS REMAINING</u>	<u>\$3,517,563.21</u>
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File #: 21-03126

DATE: April 7, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

Discussion On The Proposed Water And Sewer Impact Fees.
WS 2/22/22, 3/22/22, 4/12/22

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the water and sewer impact fees associated with new connections.

BACKGROUND/STAFF COMMENTS:

Impact fees are a fee paid by any entity making a connection to the public water and sewer system, which is made for the purpose of enabling the City to repair and replace its facilities as necessary or to provide for additions, replacements, improvements, and expansions to the systems, such improvements being required periodically because of growth.

These fees, for both water and sewer, are currently calculated based upon water meter size for the entity. The Water Management Department is proposing recalculating impact fees based on building occupancy, in addition to increasing the amount of the impact fee to account for needed future infrastructure.

We've discussed the background for the existing methodology, the proposed methodology, and the proposed fee structure. This discussion will go over any details or answer any additional questions before presenting the Title 18 Ordinance change. Please see the attached presentations for a summary of the item.

FINANCIAL IMPACT:

Updated impact fees will more accurately assign system development and capacity costs to new development and will be determined upon Board approval.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation for the Water and Sewer Impact Fee.



IMPACT FEES – PART 2 IMPACT FEE FINANCIAL PRESENTATION

APRIL 12, 2022

MICHELLE HATCHER, PE,
DIRECTOR

BRIAN GOODWIN, PE,
ASSISTANT DIRECTOR

WATER MANAGEMENT
DEPARTMENT

AGENDA

- Background – why are we doing this?
- SFUE definition and diurnal conditions
- Definitions & types of impact fees
- Water: Equity Buy In & Incremental
- Sewer: Equity Buy-In & Incremental (total investment)
- Project Schedule
- Recommendations & Timeline Moving Forward

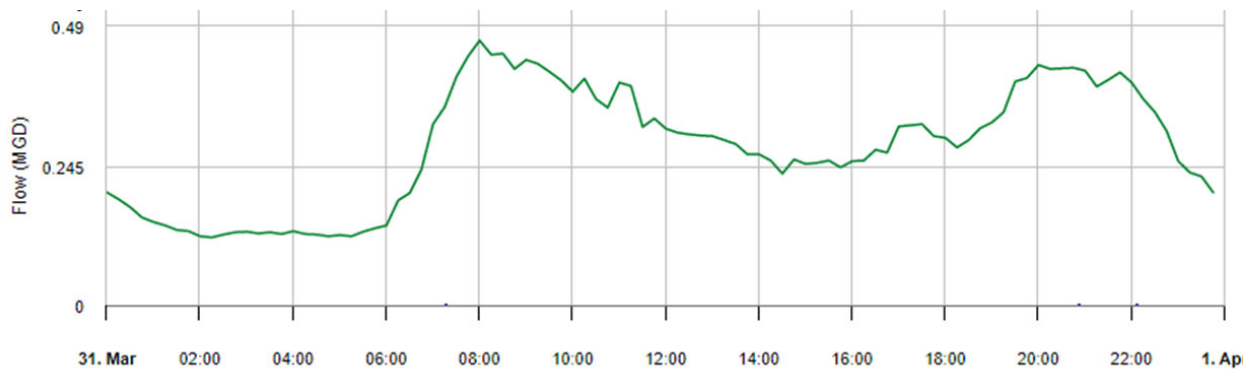
REFRESHER - WHY ARE WE DOING THIS?

- Meter size is not an equitable capture of the impacts to the system.
 - Proposing demand based rather than meter based.
- Why should we increase impact fees?
 - Increased asset costs (increasing pipe, pumps, facilities, etc.) for additional capacity
 - Future development drives additional required conveyance and treatment capacity.
- Overall reduction in rate-payer contribution to fund growth related infrastructure.

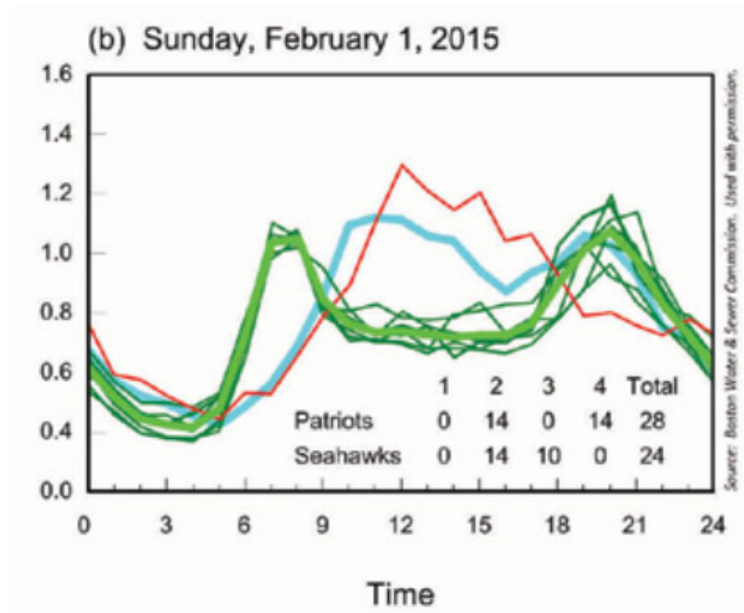
UNIT OF MEASURE (SFUE)

- Distribution and conveyance systems are sized based upon available capacity, not daily demand.
 - Diurnal demands peak in morning and evening based upon residential usage.
 - Water consumption (i.e. utility bills) are based off total consumption throughout the month, does not account for the peaking times when demand (water & sewer) is the highest.
- Example: TN Titans stadium (two football games/month), at half time the sewer system needs to accommodate the instantaneous demands of the system, not the overall sewer utility bill for the month.
 - Using this example, the Single-Family Unit Equivalent metric was developed to account for those peaked diurnal demands, not the average monthly consumption from a single house.

WHAT IS DIURNAL FLOW?



March 31 – April 1, 2022 – Westhaven flow meter



Super Bowl XLIX
New England Patriots vs. Seattle Seahawks
Glendale, Arizona

EXAMPLE COMPARISON (ACTUAL SCENARIO)

	BLDG A	BLDG B
Square footage of usable space	40,377 sq. ft	219,587 sq. ft
Typical water consumption & sewer demand (from utility bill)	101,725 gallons/month	372,333 gallons/month
Installed meter	3 inch	3 inch
Paid impact fee	\$111,825	\$111,825

IMPACT FEE - DEFINITION

- A contribution of capital toward existing or planned future plant facilities necessary to meet the service needs of new customers to which such fees apply.
- Two methods used to determine the amount of these charges are the buy-in method and the incremental-cost pricing method.
- Charges are intended to provide funds to be used to finance all or part of capital improvements necessary to serve new customers.

*AWWA's, Principles of Water Rates, Fees and Charges, p328

IMPACT FEES - TYPES

- Equity (Buy-In) Method – assesses new customers a fee to approximate the equity position of current customers. (AWWA M-1, 7th Edition, p199)
 - This approach was used on the water distribution and sewer collection system.
- Incremental Cost Method – assigns new development the incremental cost of system expansion needed to serve the new development. (AWWA M-1, 7th Edition, p202)
 - This approach was used on the Water Treatment Plant expansion and the Water Reclamation Facility expansion (Claude Yates Dr).
- Used actual Franklin customer accounts to determine number of SFUEs, current expansion costs, and assumed future expansion costs.



WATER



WATER – HYBRID RESULTS

HYBRID CONSOLIDATION

Equity (Buy-In) Method - Distribution	\$ 1,842
Incremental Cost - Treatment	\$ 1,782
Hybrid Approach - Cost per SFUE	\$ 3,624

WATER HYBRID CALCULATION (EQUITY BUY-IN + INCREMENTAL COST)

- Equity Buy-In Method = \$1,842
- Incremental Method = \$1,782
- **PROPOSED TOTAL = \$3,624 per SFUE**
- Current Impact Fee = \$2,089
- **Change = + \$1,535**



SEWER



SEWER – INCREMENTAL COST (CLAUDE YATES FACILITY)

- Additional capacity = 4 MGD
- Cost = \$33 M plus interest costs @ 1.47% for 30 yrs

INCREMENTAL COST METHOD

Capacity - North Plant	
Projected Treatment Investment	\$ 40,829,262
Projected Additional Capacity (4 MGD)	1,460,000,000
Annual Usage/Customer (Gals)	127,750
Percentage of Capacity	0.008750%
Average Cost/SFUE	\$ 3,573

SEWER – INCREMENTAL COST (SE CLEAN WATER FACILITY)

- Cost include (8 MGD facility) – Total Investment:
 - Current Southeast Wastewater Capacity Evaluation PSA (engineering – Hazen, \$4.3M)
 - Pilot plant construction cost (construction – TBD, \$1.65M)
 - Anticipated design cost for SE Clean Water Facility (engineering – TBD, \$10M)
 - Anticipated construction inspection cost for SE Clean Water Facility (inspection – TBD, \$12M)
 - Anticipated construction cost for SE Clean Water Facility (construction – TBD, \$150M)
 - Anticipated interest cost for SE Clean Water Facility (bond – 3.5% for 30 years)

INCREMENTAL COST METHOD	
South Plant Capacity - 8 MGD	
Projected Treatment Investment	\$286,795,281
Projected Additional Capacity (8 MGD)	2,920,000,000
Annual Usage/Customer (Gals)	127,750
Percentage of Capacity	0.004375%
Average Cost / SFUE	\$10,755

SEWER – HYBRID RESULTS (TOTAL INVESTMENT)

- Equity (Buy-In) Method – Collection = \$2,391
 - Incremental Method – Claude Yates Facility = \$3,573
 - Incremental Method - Southeast Clean Water Facility = \$10,755
 - **IMPACT FEE (TOTAL INVESTMENT) = \$16,719 per SFUE**
- Number reduced from 2020 presentation due to refined costs used for model
- Current Impact Fee = \$3,544
 - **Change = + \$13,172**
 - *Impact fees related to current treatment project and future treatment project total \$16,247 (~86% of total fee)

SE WASTEWATER CAPACITY - TIMELINE

Overall Timeline	Schedule (Anticipated) Dates of Project Milestones	Duration	2021				2022				2023				2024				2025				2026				2030			
			1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
SE WW Capacity Study	April 2020 - July 2023	3.25 years																												
Pilot Construction	July 2021 - July 2022	12 months																												
Pilot Operation	August 2022 - April 2023	9 months																												
SE CWF Design	August 2023 - February 2026	2.5 years																												
Advertise & Award SE Construction Bid	March 2026 - July 2026	3 months																												
SE CWF Construction	July 2026 - July 2030	4 years																												
CWF Start-up/Testing	August 2030	1 month																												

RECOMMENDATIONS

- WMD recommends increasing water impact fees to include projects already completed totaling \$3,624.
- WMD recommends ultimately increasing sewer impact fees to recapture project costs totaling currently in progress totaling \$16,719.
 - Two total increases:
 - Effective immediately July 1, 2022 = \$8,359.50
 - Effective July 1, 2023 = \$16,719

WHY THIS CHANGE IS NEEDED

- Provide equitable assessment of fees based on projected demands by the developer as verified through City Staff.
- Tie fees to projected demands that drive capital investments and planning.
- Size meters based on demands and eliminate meter sizing decisions based on fees.
- Encourage the use of fire suppression systems.
- Reduce the rate-payer demand to fund growth related infrastructure.
 - Action now will prevent future impact to rate-payers for the SE CWP.

NEXT STEPS

- April 26 Worksession to review and answer any additional questions
- May 10th BOMA, present the Ordinance Change to Title 18, Waters & Sewers and Appendix A, Comprehensive Fees and Penalties.
- May 24th BOMA, first reading
- June 14th, BOMA, second reading
- June 28th BOMA, third & final reading
- July 1, implementation

- Questions?



EXISTING IMPACT FEES – BACKGROUND

MARCH 8, 2022

MICHELLE HATCHER, PE,
DIRECTOR

BRIAN GOODWIN, PE,
ASSISTANT DIRECTOR

WATER MANAGEMENT
DEPARTMENT

AGENDA

- Background
- Why Should We Change?
- Existing Meter Size Methodology
- Proposed Methodology
- Advantages & Disadvantages & Comparison to Others
- Installation Fees
- Conclusions
- Next steps

BACKGROUND

- Impact fees are assessed when **new** connections are made to the distribution & collection system.
- Current impact fees determined based upon water meter size (both City customers and non-City residents).
 - Residential meter ($\frac{3}{4}$ "")
 - Water = \$2,089.00 + tap installation (meter only or complete installation)
 - Sewer = \$3,544.00 + tap installation (tap in place or not in place)
- **Impact fees (formerly access fee & system development fee) not increased in over 13-years.**

WHY SHOULD WE CHANGE?

- Meter size is not an equitable capture of the impacts to the system.
 - Demand based rather than meter based.
- Why should we increase impact fees?
 - Increased asset costs (increasing pipe, pumps, facilities, etc.) for additional capacity
 - Future development drives additional required conveyance and treatment capacity.
- Overall reduction in rate-payer contribution to fund growth related infrastructure.

EXISTING METER SIZE METHODOLOGY FOR IMPACT FEE DETERMINATION

	WATER	SEWER
Meter Size	Impact Fee	Impact Fee
3/4" and 5/8"	\$2,089.00	\$3,544.00
1"	\$8,358.00	\$14,175.00
1 1/2"	\$20,009.00	\$34,020.00
2"	\$26,745.00	\$45,360.00
3"	\$58,506.00	\$99,225.00
4"	\$83,580.00	\$141,750.00
6"	\$200,592.00	\$340,200.00
8"	\$250,740.00	\$425,250.00

- Current methodology by meter size incentivizes installation of an undersized meter rather than usage determined from actual occupancy groups.
 - Increasing stair stepped costs between meter sizes.
- Discourages the use of fire suppression systems (additional meter or larger meter).
- How do we appropriately plan for the impact to the system?

PROPOSED METHODOLOGY

- Proposed structure is based on Single Family Unit Equivalent (SFUE) = 350 gallons/day
 - One single family residential house = One SFUE
 - Multi-family units, commercial buildings, other uses = Multiple SFUEs
 - Structure:
 - Use developer provided plans to determine building occupancy
 - Assign demand factors for each building occupancy category (standardization)
 - Calculate the total planned demand and determine single family unit equivalents
 - Determine fee based on multiple of SFUE
 - Allows for QC from availability period to plan submittal stage to ensure fee is assessed equitably

METHODOLOGY GOALS

- Provide equitable assessment of fees based on projected demands by the developer as verified through City Staff.
- Tie fees to projected demands that drive capital investments and planning.
- Size meters based on demands and eliminate meter sizing decisions based on fees.
- Encourage the use of fire suppression systems.
- Reduce the rate-payer demand to fund growth related infrastructure.

CONCLUSIONS

- Meter size is not an equitable capture of the impacts to the system based upon conveyance and treatment demands.
- Increased asset costs for additional capacity equate to significant impacts to the systems (conveyance and treatment).
- Single Family Unit methodology will allow for a framework to equitably apply fees across all types of developments.

NEXT STEPS

- March 2022 – special worksession to present proposed costs for move to the SFUE calculations.
- April 12 Worksession will present the proposed fees and application to methodology.
- April 26 Worksession to present the Ordinance Change to Title 18, Waters & Sewers.
 - May 10 BOMA, first reading
 - May 24 BOMA, second reading
 - June 14 BOMA, third reading
- July 1, implementation



IMPACT FEES METER SIZE TO SFUE METHODOLOGY PRESENTATION

MARCH 22, 2022

MICHELLE HATCHER, PE,
DIRECTOR

BRIAN GOODWIN, PE,
ASSISTANT DIRECTOR

WATER MANAGEMENT
DEPARTMENT

AGENDA

- Background
- Previous Ordinance changes
- Existing Meter size methodology for impact fee determination
- Proposed methodology, development, and example calculations
- Conclusions
- Next steps

BACKGROUND

- Current impact fees determined based upon water meter size (both City customers and non-City residents).
 - Residential meter ($\frac{3}{4}$ "")
 - Water = \$2,089.00 + tap installation (meter only or complete installation)
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- **Impact fees (formerly access fee & system development fee) not increased in 13-years – Ordinance 2007-120**

WHY SHOULD WE CHANGE?

- Meter size is not an equitable capture of the impacts to the system.
 - Proposing demand based rather than meter based.
- Why should we increase impact fees?
 - Increased asset costs (increasing pipe, pumps, facilities, etc.) for additional capacity
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METHODOLOGY DEVELOPMENT

- Review of adopted 2018 International Building Code to determine actual occupancy of buildings and who/what would be contributing to the collection system/water reclamation facility.
- Selected various structure uses within the City for comparison (school, office building, assisted living facility, gas station, restaurant, church, etc.)
- Use these data points to determine protocol for SFUE determination to eliminate meter size methodology.

METHODOLOGY DETAILS

- Using the building plans submitted during the Plan Review process, the square footage of usable spaces was determined.
- Those usable spaces correlated with the International Building Code (IBC) occupancy classes (could be multiple occupancy classes in single building).
 - Examples include storage, commercial, hazardous, mercantile, assembly, institutional, transient residential, etc.
- Occupancy classes then correlated with the Occupancy Load Factor (OLF = # of occupants/sq. ft).
- Demand factor pulled from Projected Flow Examples (current availability application) or other flow scenarios (DF = gallons/day/OL).
- Building sq. ft divided by OLF times the DF = Total Demand
- Total Demand / 350 gallons/day = # SFUEs

STANDARD VALUES

Occupancy Groups	Occupancy Load Factor (Occ load/sq-ft)	Demand Factor (gal/person)
A = Assembly	20	3.25
B = Business	100	25
B2 = Business Heavy	3	4.25
E = Educational	50	4
F = Factory	500	25
H = High Hazard	200	5
I = Institutional	100	7
M = Mercantile	30	7
R = Residential	1	350
R2 = Residential	1	100
S = Storage Group	300	25
U = Utility	300	25

- 2018 International Building Code (adopted by BOMA)
- Calibrated to define more appropriate values for certain structures based on COF billing data.

SFUE METHODOLOGY EXAMPLE CALCULATION

OCCUPANCY EXAMPLE 3	Occupancy Load Factor (sq-ft/person)	Building Square Footage	Demand Factor (gal/people)	Total Demand	# SFUE's
Mercantile	30	20,377	7	4,755	13.58
Business	100	20377	25	5,094	14.56

- Two-story building, bottom floor commercial and top floor office.
- $\text{Total Demand} = (\text{Bldg Sq. Ft.} / \text{OLF}) \times \text{DF}$
- $\text{Total Demand} / (350 \text{ gallons/day}) = \# \text{ SFUEs}$
- Single building can have multiple uses summing a total of SFUEs
- Impact fee based off 28.14 SFUE demand on system

CONCLUSIONS

- Meter size is not an equitable capture of the impacts to the system based upon conveyance and treatment demands.
- Increased asset costs for additional capacity equate to significant impacts to the systems (conveyance and treatment).
- Single Family Unit methodology will allow for a framework to equitably apply fees across all types of developments.
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