

**MINUTES OF THE SPECIAL WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
MONDAY, OCTOBER 29, 2018 @ 2:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Margaret Martin	P	Alderman Beverly Burger	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Ann Petersen	P
Alderman Pearl Bransford	P	Alderman Scott Speedy	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Emily Hunter, Planning & Sustainability Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Michael Walters Young, Budget & Analytic Mgr.	P
Kristine Tallent, ACA/CFO	P	Lanaii Benne, Assistant City Recorder	P
Lisa Clayton, Parks Director	P	Linda Fulwider, Board Recording Secretary	P
Kevin Lindsey, Parks Facilities Superintendent	P		

Call to Order

Dr. Ken Moore, Mayor, called the Special Work Session to order at 2:00 p.m.

SPECIAL WORK SESSION DISCUSSION ITEMS

1. 18- Presentation & Discussion on Parks Products for the FY 2019-2029 Capital Investment Program (CIP).

**Lisa Clayton, Parks Director
Kevin Lindsey, Facilities Superintendent**

FY 2019-2028 Parks Project Summary

- ♦ FY 2019-2028 Currently Totals \$710,548,854
- ♦ 143 Projects across all areas
- ♦ Parks Projects Total \$93,377,970
- ♦ 31 Projects Total
 - 10 Harlinsdale related projects
 - 9 Parks projects
 - 8 Greenway projects
 - 4 Infrastructure projects (FSSD/Roads)

Planning the Path Forward

Parks Potential Funding Sources

By Categories:

- ♦ Facilities Tax – with new development
- ♦ General Fund -
- ♦ Hotel/Motel Tax – historic parks, tournaments, special events, pay down debt
- ♦ Miscellaneous Grants – used for skate parks, lighting, canoe launch, historic Hayes Home
- ♦ Parkland Impact Fees – important, with new ordinance time for implementation
- ♦ Public-Private Partnerships – Franklin Cowboys, Franklin Charge, etc.
- ♦ Wastewater Capacity – funding some 5-star projects

Parkland Impact Fees

“Establishing the Nexus”

1. Quadrants
2. Park Project closest to the Development in the Quadrant
3. Mileage from Development to the Closest Park Project

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- ♦ Total Impact Fees collected to Date: \$6,615,302.26
 - ♦ Invoiced Impact Fees: \$5,346,363.22

Parkland Impact Fees Spreadsheet (Fees Collected)

The spreadsheet was enlarged for better reading and was color keyed for the quadrant. Information for the following captions were reviewed and explanation of each Nexus.

- Development Name
- Invoice Payment Received
- Deadline Date of Allocation
- Parkland Impact Fee Collected
- Quadrant Number
- Park Project: Closest Nexus to Development
- Mileage from Development to Closest Park Project
- Quadrant Map Number

PARKLAND QUADRANT 1 – 100% NEXUS ACHIEVED				
Development Project # on Quad Map	Development Name	Parkland Impact Fee Collected	Payment Received	Deadline Date of Allocation
2	Resource Subdivision	\$ 986,706.00	June 19, 2013	June 19, 2023
3	Amelia Park	\$ 51,336.00	January 14, 2014	January 14, 2024
4	Artessa	\$ 1,048,008.00	April 7, 2014	April 7, 2024
5	Ralston Row	\$ 49,762.00	April 9, 2014	April 9, 2024
12	Nichol Mill Lofts	\$ 1,478,305.00	November 20, 2015 January 4, 2016	November 20, 2025 January 4, 2026
17	Iron Horse	\$ 1,138,260.00	April 19, 2018	April 19, 2028
22	Wynfield Village	\$ 50,292.00	April 14, 2018	April 14, 2028
30	Jordan Road PUD	\$ 52,580.00	September 19, 2018	September 19, 2028
		\$ 4,855,349.00		

POTENTIAL PARK PROJECT(S) IN QUADRANT 1		
Potential Project	CIP Project Funding Projections	Approved Master Plan Reference
Liberty Park Improvements	\$ 5,400,000.00	Liberty Park Master Plan Phase 2
Aspen Grove Greenway-Trail to Mack Hatcher	\$ 1,555,000.00	Parks Master Plan
Old Liberty Park Neighborhood Park	\$ 150,240.00	Parks Master Plan
Pinkerton Park to Franklin Rd. Bridge Greenway-Trail (Portion of Trail Due to Split in Quadrant 4)	\$ 5,272,745.00	Parks Master Plan
Harlinsdale Manor to Spencer Creek to the Park at Harlinsdale Farm Trail Connector	\$ 730,000.00	Franklin Greenway and Open Space Master Plan
Aspen Grove Greenway-Trail to Mallory Station Road	\$ 2,400,000.00	Franklin Greenway and Open Space Master Plan

PARKLAND QUADRANT 2 - 100% NEXUS ACHIEVED				
Development Project # on Quad Map	Development Name	Parkland Impact Fee Collected	Payment Received	Deadline Date of Allocation
6	Fountains of Franklin	\$ 75,240.00	April 10, 2014	April 10, 2024
8	Tap Root	\$ 137,454.00	August 17, 2014	August 17, 2024
11	Somerby Watson Glen SD	\$ 395,640.00	July 28, 2015	July 28, 2025
13	Simmons Ridge	\$ 49,199.64	April 13, 2016	April 13, 2026
		\$ 657,533.64		

POTENTIAL PARK PROJECT(S) IN QUADRANT 2		
Potential Project	CIP Project Funding Projections	Approved Master Plan Reference
Southeast Municipal Complex	\$ 31,200,000.00	SEMC Master Plan
Lockwood Glen Park	\$ 5,530,000.00	Lockwood Park Concept Master Plan
Greenway (Ascot Lane to I-65)	\$ 1,987,500.00	SEMC Master Plan

PARKLAND QUADRANT 3 - 100% NEXUS ACHIEVED				
Development Project # on Quad Map	Development Name	Parkland Impact Fee Collected	Payment Received	Deadline Date of Allocation
9	Rucker Park	\$ 88,200.00	February 11, 2015	February 11, 2025
20	Villages of West Main	\$ 134,710.74	January 19, 2018	January 19, 2028
18	Rucker Park PUD Addn.	\$ 22,400.00	June 13, 2018	June 13, 2028
		\$ 245,310.74		

POTENTIAL PARK PROJECT(S) IN QUADRANT 3		
Potential Project	CIP Project Funding Projections	Approved Master Plan Reference
Thompson Alley Neighborhood Park	\$ 222,000.00	Identified in Parks Master Plan
Lewisburg Pike Trail (Carriage Park to Collins Farm)	\$ 3,500,000.00	Greenway & Open Space Master Plan

PARKLAND QUADRANT 4 - 100% NEXUS ACHIEVED				
Development Project # on Quad Map	Development Name	Parkland Impact Fee Collected	Payment Received	Deadline Date of Allocation
1	Vandalia Cottages	\$ 69,067.00	October 21, 2013	October 21, 2023
7	Morning Point-Franklin Christian Academy	\$ 66,240.00	July 25, 2014	July 25, 2024
10	Blossom Park	\$ 57,408.00	February 19, 2015	February 19, 2025
15	Harpeth Square	\$ 509,641.88	October 17, 2017	October 17, 2027
23	Cardel Village PUD	\$ 66,744.00	May 1, 2018	May 1, 2028
		\$ 769,100.88		

POTENTIAL PARK PROJECT(S) IN QUADRANT 4		
Potential Project	CIP Project Funding Projections	Approved Master Plan Reference
Bicentennial park	\$ 4,220,000.00	Bicentennial Park Master Plan
Harlinsdale Farm Bridge Extension from Chestnut Bend to Harlinsdale	\$ 3,032,960.00	Parks Master Plan
FSSD- Freedom Middle/Poplar Grove	\$ 4,175,000.00	FSSD Concept Master Plans
1 st Avenue to Bicentennial Trail Section	\$ 1,997,800.00	Greenway & Open Space Master Plan
Jim Warren Park Redesign	\$ 4,600,000.00	Parks Master Plan
FSSD-Freedom Intermediate/Johnson Elementary	\$ 2,975,000.00	FSSD Concept Master Plans

INDIVIDUAL PROJECT REVIEW		
PROJECT	ESTIMATED COST	STAFF RANKING
PK16014-Southeast Municipal Complex Phase I · Look at infrastructure, bridge and road: 5 football fields, inclusive park concession, restrooms. Three years to complete. Public/private partnership seen for this. Phase I is seen as design for improved project. Capacity modeling is part of first phase.	\$ 20,000,000	★★★★★
PK19003-Jim Warren Park Tennis Courts · To be completed by June 30, 2019	\$ 485,000	★★★★★
PK16020-Bicentennial Park · (Pavilion Area & Parking) · Paving and parking on the books since 1999	\$ 4,220,000 \$ 1,905,000	★★★★★
PK16002-Main Barn at Harlinsdale Farm · Plan soon what best for events in those facilities. Friends of Franklin Parks wants a public/private partnership.	\$ 1,719,070	★★★★★
PK16001-Historic Hayes Home Restoration	\$ 482,870	★★★★★
PK16013-Greenway & Bridge (Harlinsdale to Chestnut Bend) · \$2 million grant. Potential public/private partnership. \$1 million short.	\$ 3,032,960	★★★★★
Greenway (Aspen Grove to Mack Hatcher) · Parkland fees - Artessa	\$ 1,555,000	★★★★★
Lockwood Glen-Park	\$ 5,530,000	★★★★★
Liberty Park Improvements · 85 acres. Started in 2008. Look at parkland fees for improvement. mountain biking trail and many amenities planned but not built.	\$ 5,400,000	★★★★
PK16018-Eastern Flank Circle (Loop Road) Repair	\$ 160,000	★★★
PK19012-Old Liberty Neighborhood Park	\$ 150,240	★★★
Thompson Alley Neighborhood Park	\$ 220,000	★★★
Harlinsdale Visitor Center & Museum	\$ 3,767,870	★★★
Jim Warren Park Renovations	\$ 4,600,000	★★★

One and Two Star Projects		
PROJECT	ESTIMATED COST	STAFF RANKING
PK19001-FSSD (Freedom Middle/Poplar Grove)	\$ 4,175,000	★★
PK19007-Greenway (Pinkerton Park to Franklin Road Bridge)	\$ 5,272,745	★★
PK19005-Greenway (Aspen Grove Park to Mallory Station Rd)	\$ 2,400,000	★★
PK16006-Worker House I & II (Harlinsdale)	\$ 474,870	★
PK19009-Harlinsdale Farm Pond Renovation	\$ 765,000	★★
PK16019-Harlinsdale Farm Interurban (12' Trail & Pedestrian Bridge)	\$ 310,000	★
PK19011-Harlinsdale North Entrance Turn Lane	\$ 2,176,000	★★
PK19006-Greenway (Harlinsdale Manor to Harlinsdale Farm)	\$ 730,000	★★

Comments/Questions:

- ♦ Is the Thompson Alley Trail dependent on sidewalks on Lewisburg Avenue, and why can't the trails be done all at one time instead of segment by segment?
- ♦ Most of the money is from multi-family developments. What kind of park is best for that type of project? Quadrant 1 has almost \$5 million and other quadrants have much less.
- ♦ The parking areas at Bicentennial Park can be used for special events. It would have to be paved to be used for every day parking. It is in the floodway. DFA had asked if the area could be used for bus parking. Restrooms will be constructed in that area.
- ♦ Regarding Greenway and Trail Harlinsdale to Chestnut Bend, it would be wise to get a longer contract before investing in a project that could potentially close the privately-owned trail.
- ♦ Request to keep ROW of Old McEwen multi-use trail and connect crosswalk from Breezeway all the way to Liberty Park as well as trail on Oxford Glen up to the public trail. Connect to path at the back end of Mars and provide a decent crosswalk for Mars.
- ♦ The Pilgrimage Festival exposed some problems at Harlinsdale.
- ♦ Tuck Hinton work will reveal how to deal with overlapping programs, etc.

Process Moving Forward:

- ♦ Board was asked to have their top ten rated projects handed in by the end of the day, Monday, November 5.
- ♦ One last special work session to review Stormwater, facilities, parking facility, and any other items will be held Monday, November 12 @ 2:00 p.m.
- ♦ In November will get back on financial modeling, and at the end of this year or the first or the year 2019 will talk about setting priorities.

Other Business

None

Adjournment

Work Session adjourned @ 3:22 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 1/30/2019 1:26 PM