

**MINUTES OF THE SPECIAL WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
THURSDAY, MAY 5, 2016 – 3:00 P.M.**

Board Members

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

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
Shauna Billingsley City Attorney		Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Bob Martin, Interim Planning & Sustainability Director	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Fred Banner, IT Director		Brad Wilson, Facilities Project Manager	P
Chris Bridgewater, BNS Director		Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES Director		Linda Fulwider, Board Recording Secretary	P

Call to Order

Dr. Ken Moore, Mayor called the Special Work Session to order at 3:00 p.m.

SPECIAL WORK SESSION DISCUSSION ITEMS

16-0401 Continued Discussion Concerning Prioritization of Projects within the Capital Investment Program for Fiscal Years 2017 through 2026 (continued from 04/28/2016 CIC)

TRANSPORTATION

- ☞ **Goose Creek Interchange Lighting ★★★** Estimated Cost = \$870,000 (page 168)
When TDOT built this it didn't include lighting. City has asked for 50% funding from TDOT. City would pay \$435,000. Approximate 5-year payoff.
 - ☞ **Carothers Parkway South Extension ★** Estimated Cost = \$5,172,000 (page 172)
Outside City limits and UGB, but in City sewer district. Land value is much of the cost. State says leave it to the property owner to decide if they want to be annexed. Could apply to UGB property owner if they want to be annexed. When development comes in would require them to build and will give offset. Road Impact fees would not be received.
 - ☞ **Peytonville Road Extension ★** Estimated Cost = \$16,812,000 (page 170)
Proximity to Interstate and sewer. In Major Thoroughfare Plan and in County's Plan as well.
 - ☞ **Peytonville Road & Pratt Lane Intersection ★** Estimated Cost = \$5,172,000 (page 174)
LAMPO building is there. The existing curve should be upgraded for safety. Cannot do underpass as proposed because of floodplain. Look at roundabout.
- Economic Development and Congestion Mitigation: Franklin Christian Academy, Blossom Park, Tywater, Rizer Point, Westhaven there. Mack Hatcher 100% funded TDOT. Some water and sewer will have to be done. Working with TDOT. Acquisition of ROW complete. Design work ready to go and ready to bid now.
- ☞ **Carlisle Lane ★** Estimated Cost = \$4,186,000 (page 166)
Completes the gap. Curb, gutter and sidewalk. Vice Mayor Blanton wondered why so much is being done on that side of the road when on the other side Boyd Mill is curvier? Mr. Holzen: some design has been done as well as some ROW has been acquired. Mr. Stuckey referred to page 224 and advised that project didn't make the list for the 10-year horizon. Vice Mayor Blanton would like things to be consistent.
 - ☞ **Beta Drive Extension ★** Estimated Cost = \$4,306,000 (page 184)
Because of Columbia Avenue work, TDOT shows Alpha Drive being cut off. If it does get cut off, this would rise on the priority list. There are challenges, but it would be a big benefit to businesses there. Local street plan wants connection farther north in future.

- 🚧 **Multiuise Trail (EFBP – Mack Hatcher) ★** Estimated Cost = \$1,434,954 (page 206)
Connections eventually to trails on Mack Hatcher. If the State improves Lewisburg Pike, they pay for the road and the City pays for the trail. There is money from Southern Land for that purpose. This trail extends across Eastern Flank in the Long Range Plan.
- 🚧 **Multiuise Trail (Mack Hatcher) ★★★★★** Estimated Cost = \$2,200,000 (add in – no page number)
- 🚧 **Carothers Parkway (South) ITS Extension ★★★★★** Estimated Cost = \$1,375,000 (page 210)
TDOT approved seven traffic signals on Goose Creek Bypass. It is high priority to get connectivity and for IT to get communication towers. Adaptive control system would be good.
- 🚧 **ITS Camera at Columbia Avenue & Mack Hatcher Parkway ★★** Estimated Cost = \$85,000 (page 212)
Needed before Columbia Avenue is improved.
- 🚧 **ITS Camera at Franklin Road and Mallory Station Road ★★** Estimated Cost = \$85,000 (page 214)
Alderman Burger wants to see a dedicated right turn lane here as soon as it can be done.
- 🚧 **Hillsboro Road ITS Extension ★★** Estimated Cost = \$700,000 (page 216)
- 🚧 **Highway 96 West ITS Extension – Phase 1 ★** Estimated Cost = \$285,000 (page 218)
Overhead phase – connection to three traffic signals.
- 🚧 **Highway 96 West ITS Extension – Phase 2 ★** Estimated Cost = \$310,000 (page 220)
To hang on existing poles. Also, important to TDOT projects. Have been getting grant money for these. Alderman Petersen would like to have traffic counts.
- 🚧 **Lewisburg Pike ITS Extension ★** Estimated Cost = \$150,000 (page 222)
On existing poles. As these areas develop there will be 20,000 vehicles per day on this road. About five signals anticipated. If TDOT were to widen the road, would switch to underground utilities.
- 🚧 **List of Street Projects Not Included in the FY2017-2026 CIP (page 224)**
Other transportation projects. The Board may add other projects.
 - Alderman Burger asked about sidewalks. Mr. Holzen responded it is better to do some sidewalks when roads are done. Alderman Burger asked about bike lanes and sidewalks on Oxford Glen and Alderman Martin wanted to know about sidewalks on Lewisburg to the railroad.
 - Mr. Stuckey related gap projects at \$175,000 are in the budget and can be looked at.
 - Alderman Burger also asked about Clovercroft Road and what the County is doing between Highway 96 and Wilson Pike; what the cost would be to work with Parish Presbyterian to improve the hill and curve. A turn lane is needed and the curve should be straightened. Mayor Moore said that it should probably be included. The County is aware of this, but don't know what they are going to do. At least half that road is in the County. Mr. Holzen will add it to the list.
 - Alderman Bransford asked about sidewalks around Columbia State College. Mr. Holzen related he will provide maps to determine where there are gaps. Sidewalk gap projects can be ranked.

EMERGENCY SERVICES

- 🚒 **Fire Station 7 (Goose Creek Area) ★★★★★** Estimated Cost = \$4,330,000 Facilities Tax (page 25)
Agreement with County for sewer to the AG Center and they will donate 2 acres of land. 2018 for the permanent station.














GENERAL SERVICES





- 🏠 **New City Hall ★★★★★** Estimated Cost = \$24,100,000 (page 28)
Upgrades to surrounding streets will be needed. More of a general building. 4-acre site. If opt for vertical could be other businesses involved. Pull Tight Playhouse is included in the property. Creative solution for value of the land.

Mr. Stuckey asked the Board not to forget about the commitment to the Countywide Radio Project for \$4.5 million.

PARKS AND RECREATION

- 🌳 **Bicentennial Park Schematic Design & Construction ★★★★★** Estimated Cost = \$1,905,000 (page 69)
Concentration is on the pavilion area. Harpeth Square is part of the Stormwater projects and will be completed as part of Harpeth Square with donated funds. Because of the location, many things come into play. The pavilion and park can take many events off Main Street, and the parking there is important. Also, parking for tour buses and the surrounding businesses. There will be public restrooms at the corner of North Margin. Utilities are already stubbed. Most of the property is in the floodway. The pavilion must have fire suppression system per Fire Marshall code. That adds a lot to the cost. Everything must be above the flood level.
- 🏡 **Carter's Hill Battlefield Park ★★★★★** Estimated Cost = \$1,616,292 (page 59)
18 acres. City is paying a share. The park should not be split by a road. Soon will have split rail fence, some electrical and signage, landscaping and park amenities. The City didn't include restrooms. Carter House restrooms can be utilized.
- 🐎 **Main Barn Restoration (Harlinsdale) ★★★★★** Estimated Cost = \$698,000 (page 33)
Close to \$1 million has been spent, including grants and FEMA funds. It is time to restore this barn. Many people want to use the barn for events. It is a revenue source. Restore the south end of the barn to its original state used for equine purposes, at least temporarily. The north end can be used for events, with warming kitchens. Use rubberized flooring for equine and make ADA accessible. Barn must have fire suppression sprinklers to meet code. Every event on the property wants to be in the barn. There is a business plan for charges. Building could hold 2,500 to 3,000 people for a wedding/event.

-  **East/Southeast Multipurpose Park ★★★★★** Estimated Cost = \$13,200,000 (page 57)
 Location between I-65 and Peytonsville/New Carothers. Approximately 14,000 residents live in that area. High priority as a new athletic park. Jim Warren Park and Liberty Park at capacity for baseball fields. Move football and multipurpose fields to the new facility to allow programs to grow. Move forward with the design. The land was purchased for the south wastewater plant, approximately 180 acres. 38 acres are outside the flood plain. Several subdivisions are in this area. Greenway system along the river. The parks system is not filling the need of the special needs population as with a rubberized field and all inclusive playground in the southeast or at Jim Warren. Special needs accommodations will not be isolated and will be open for use by everyone. There would be several bridges across, for trucks, etc. and pedestrian bridges. Over four miles of greenway. The park should accommodate everyone.
- Vice Mayor Blanton expressed concern at moving sports fields across the Interstate taking them away from the core of the City. It would be a parent-driven activity – would need to work with TMA.
 - Lisa Clayton explained there is no more room to accommodate these needs in the core of the City. The southeast is more accessible than Warren.
 - Mindy Tate, Franklin Tomorrow/Friends of Franklin Parks, thought it better to have in an area, such as the southeast, since there are more places to eat, etc. instead of in the middle of a residential area.
 - Ms. Clayton would like to have a design for this area soon. She would like to work with the school district to utilize the park and expand physical education programs.
-  **Hayes Home Restoration (Harlinsdale) ★★★** Estimated Cost = \$718,500 (page 31)
 At least a half-million has been spent on this. The inside needs to be restored. It could be used as offices, for public meetings, weddings, etc. Potential partnership on this project.
-  **Eastern Flank Circle (Loop Road) Repair ★★★** Estimated Cost = \$130,000 (page 65)
 With 100,000 visitors going through this park, the road is deteriorating. Plan to use the same material used at Harlinsdale.
-  **Greenway (Aspen Grove to Mack Hatcher) ★★★** Estimated Cost = \$907,255 (page 51)
 This stops behind the medical center. A half-mile under the bridge would complete this section. There is already a walkway that connects to the sidewalk all the way up to Mack Hatcher. Ms. Clayton responded that this goes closer to the creek. Although there is already a way to get there now, this completes the trail.
-  **Jim Warren Park Renovation ★★★** Estimated Cost = \$2,885,000 (Page 45)
 Expand baseball program, add inclusive field, expand maintenance area, expand skate park to reach beginners, add splash pad. Part of the design will be parking. Add whatever type field needed.
-  **Greenway & Bridge (Harlinsdale to Fulton Greer) ★★★** Estimated Cost = \$652,944 (page 55)
 Harlinsdale bridge to Cheek Park and Fulton Greer on to Pinkerton Park to Bicentennial bridge project. Need bridge on City property at water plant and connect to Harlinsdale and pedestrian bridge from Chestnut Bend trail to Harlinsdale.
-  **Greenway (Pinkerton to Bicentennial) ★★★** Estimated Cost = \$5,710,126 (page 53)
 Suggest from pedestrian bridge at Pinkerton Park on around to Bicentennial all the way to Franklin Road to create connectivity. It would stay on the low side of the topography and stay on City property to go under the railroad to Daniels Drive, City owns a piece of property, easements to two properties, then to BGA. The Corps of Engineers is talking about an underpass.
-  **Lockwood Glen Park ★★** Estimated Cost = \$210,750 (page 61)
 80 acres, all floodplain. More like a Pinkerton Park. Multipurpose pathways, greenway along the river with fishing docks and pavilions for HOAs to use, a dog run, beautification, 60 parking spaces.
-  **Harlinsdale Farm Interurban Trail Connection ★★** Estimated Cost = \$128,000 (page 67)
 This is on the north side of the property – a 12 ft. wide trail system and all access. When it rains it becomes a mud hole. Will pave it like the other roads. Used during festivals.
-  **North Barn Restoration (Harlinsdale) ★★** Estimated Cost = \$689,400 (page 37)
 Restore as equestrian rental? Utilize for programs. Must be up to code. It is larger than the main barn. There are opportunities for grants and partnerships. Staff wants to at least do some things within the next 10 years. It would be revenue generating.
-  **Worker House I & II (Harlinsdale) ★★** Estimated Cost = \$342,000 (page 41)
 Franklin Leadership just completed installing a roof on one of the houses. When renovated, these could easily be leased to a non-profit and generate revenue. The two smaller houses are too far gone. Remove as they are not safe.
-  **Harlinsdale Visitor Center & Museum ★★** Estimated Cost = \$3,100,760 (page 39)
 This would be utilization of the old power house. A partnership is needed this this project, and several groups would like to be involved. It is a two-level facility with many environmental problems. There is no specific master plan for this building. The amount of money coming from partners depends on what the Board chooses to do toward restoration. Right now it is a shell.
-  **North Pavilion & Restroom Facility (Harlinsdale) ★** Estimated Cost = \$292,500 (page 43)
 This small barn can be repurposed as a pavilion for small gatherings and restroom facility. Over 3,000 cars can be parked onsite at Harlinsdale.

-  **Maintenance Building Restoration (Harlinsdale)** ★ Estimated Cost = \$549,000 (page 35)
This existing barn near the Tree Farm can be used to store equipment. No money spent on this building.
-  **Liberty Park Improvements** ★ Estimated Cost = \$557,000 (page 47)
Proposed improvements include: two parking lots, tennis courts, basketball court, lighted multipurpose field and a restroom/pavilion combination facility. First phase of this park completed in 2003 with second phase done in 2008.
-  **Greenway (Lewisburg to I-65/Harpeth River)** ★ Estimated Cost = \$3,300,000 (page 63)
City has all the easements along the river to go into Berry Farms, the back way along the roadway to downtown. Across the south side of the river, but not into the golf course. A bridge under the Interstate connects to Lockwood Park.
-  **Splash Pad** ★ Estimated Cost = \$600,000 (page 49)
One proposed for Pinkerton Park or Jim Warren Park and another to be identified later. \$300,000 each.

Other Business
None

Adjournment
Work Session adjourned @ 5:22 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/11/2016 1:36 PM