

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JUNE 23, 2015 – 5:00 P.M.**

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P
<u>Department Directors/Staff</u>			
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
David Parker, City Engineer/CIP Executive		Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Bob Martin, Interim Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Deb Faulkner, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director	P		

Call to Order

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. ***Consideration of Event Permit Application for Franklin on the Fourth in Downtown Franklin sponsored by the Franklin Lions Club.**

Deb Faulkner, Police Chief

Alderman Skinner asked about the Lions Club discussion to close Main from Third Avenue to Fourth Avenue. Monique McCullough advised that had been resolved and that portion of Main will not be closed.
2. **Consideration of Event Permit Application for St. Paul’s BBQ on July 25, 2015 in Downtown Franklin sponsored by St. Paul’s Episcopal Church.**

Deb Faulkner, Police Chief

No questions or comments
3. **Consideration of Event Permit Application for Best Buddies 5K on August 22, 2015 in Cool Springs sponsored by Best Buddies of Tennessee.**

Deb Faulkner, Police Chief

No questions or comments
4. **Consideration of Event Permit Application for the Franklin Classic on September 7, 2015 in Downtown Franklin sponsored by Mercy Community Health Care.**

Deb Faulkner, Policy Chief

No questions or comments

5. **Consideration of Event Permit Application for Raise the Roofs on August 15, 2015 at the Park at Harlinsdale Farm sponsored by Friends of Franklin Parks.**

Lisa Clayton, Parks Director

No questions or comments

6. ***Consideration of Liquor License Renewal for Radhe Radhe Bal, LLC d/b/a Del Rio Wine & Spirits (Dahyabhai V. Patel, Managing Agent), 111 Del Rio Pike, Franklin, TN 37064.**

Lanaii Benne, Assistant City Recorder

No questions or comments

7. **Consideration of Liquor License Application for Radhe Radhe Bal, LLC d/b/a Del Rio Wine & Spirits (Ranjanben Patel, Managing Agent), 111 Del Rio Pike, Franklin, TN 37064.**

Lanaii Benne, Assistant City Recorder

No questions or comments

8. **Draft Comprehensive Parks Master Plan Presentation**

Lisa Clayton, Parks Director

Steve Fritts, Barge, Waggoner, Sumner & Cannon, and Leon Younger, PROS Consulting, gave the presentation that focused on the “big picture”.

Demographics – Estimated population growth

- 74,772 Projected growth by 2019
- 88,348 Projected growth by 2029
- 51% Increase since completion of 2004 parks master plan

Park, Trail, and Facility – Overview and Analysis

Name	Classification	Acres	Pavilions	Football Fields	Multi-purpose fields (Formal Play only)	Baseball Fields	Adult Softball Fields	Basketball Courts	Tennis Courts	Playgrounds	Off-Leash Dog Parks	Skateboard Areas	Sand Volleyball	Trails	Outdoor Pools
Jim Warren Park	Active	65	2	4	4	12		1	8	2		1		2.5	
Liberty Park	Active	85	2			3				1	1				
Fieldstone Park	Active	37	2		1		4			1					
	<i>Total</i>	<i>187</i>													
Dry Branch Wetland	Passive	6												0.3	
Harpeth River Greenway	Passive	0.5												0.5	
Park at Harlinsdale Farm	Passive	200								1	1				
Pinkerton Park	Passive	34	3							2				1	
Bicentennial Park	Passive	19	1												
Del Rio Park	Passive	0.8	1							1					
Aspen Grove Park	Passive	14	1							1				0.8	
	<i>Total</i>	<i>274.3</i>													
Collins Farm Park	Historic	3													
Eastern Flank Battlefield	Historic	110													
Fort Granger Park	Historic	14.8												1	
Ropers Knob	Historic	49.5												1	
Winstead Hill Park	Historic	61												0.75	
Assault on Cotton Gin	Historic	1													
City Cemetery	Historic	1.8													
Rest Haven Cemetery	Historic	4.2													
	<i>Total</i>	<i>245.3</i>													
	TOTAL	700 ±	12	4	5	15	4	1	8	9	2	1	0	7.85	0

Key Observations

- Historic Parks – over 1/3 of total park acreage
- Lack of neighborhood parks
- No true “regional” park
- Eastern and Southeastern areas are underserved
- Lack of multi-use trails
- Harpeth River is a tremendous resource
- City is dependent on Williamson County for indoor recreation and soccer
- No joint use agreement with Franklin Special School District

- No facilities for Lacrosse, Rugby, Ultimate Frisbee
- Bicentennial Park Master Plan is outdated
- Potential for Harlinsdale as “Signature” park
- Operational issues at Liberty Park and Jim Warren Park

Park Classification Summary – Inventory Breakdown

Name	Classification	Acres	Pavilions	Football Fields	Multi-purpose fields (Formal Play only)	Baseball Fields	Adult Softball Fields	Basketball Courts	Tennis Courts	Playgrounds	Off-Leash Dog Parks	Skateboard Areas	Sand Volleyball	Trails	Outdoor Pools
Bicentennial Park	Community	19	1												
Jim Warren Park	Community	65	2	4	4	12		1	8	2		1		2.5	
Liberty Park	Community	85	2			3				1	1				
Pinkerton Park	Community	34	3							2				1	
<i>Total</i>		<i>203</i>													
Assault on Cotton Gin	Historic	1													
Collins Farm Park	Historic	3													
Eastern Flank Battlefield	Historic	110													
Fort Granger Park	Historic	14.8												1	
Ropers Knob	Historic	49.5												1	
Winstead Hill Park	Historic	61												0.75	
City Cemetery	Historic	1.8													
Rest Haven Cemetery	Historic	4.2													
<i>Total</i>		<i>245.3</i>													
Del Rio Park	Neighborhood	0.8	1							1					
Aspen Grove Park	Neighborhood	14	1							1				0.8	
<i>Total</i>		<i>14.8</i>													
Dry Branch Wetland	Preserves/Greenways	6												0.3	
Harpeth River Greenway	Preserves/Greenways	0.5												0.5	
<i>Total</i>		<i>6.5</i>													
Park at Harlinsdale Farm	Signature	200								1	1				
<i>Total</i>		<i>200</i>													
Fieldstone Park	Special Use	37	2		1		4			1					
<i>Total</i>		<i>37</i>													
TOTAL		706.6	12	4	5	15	4	1	8	9	2	1	0	7.85	0

Park Classification Summary – Williamson County Inventory Breakdown

Name	Classification	Acres	Basketball Courts	Outdoor Pools	Racquetball Courts	Tennis Courts	Sand Volleyball	Soccer Fields	Softball Fields	Notes
Franklin Rec Complex & Judge Fulton Greer Park	Community	33.8	2	1	1	6	2	5		
Cheek Park	Community	26.04						2	1	
<i>Total</i>		<i>59.84</i>								
Academy Park	Neighborhood	7.07	2					1		
Strahl Street Park	Neighborhood	0.74								
<i>Total</i>		<i>7.81</i>								
Franklin Girls' Softball Complex	Special-Use	20.03							4	
Soccer Complexes East-West/Robert A. Ring Soccer Complex	Special-Use	91.59						36		1 indoor soccer field
<i>Total</i>		<i>111.62</i>								
TOTAL		179.27	4	1	2	6	2	44	5	

Levels of Service Standards

- Reviewed

Park Equity/Service Areas

- Reviewed map

Priority Rankings – Scoring System

- Unmet needs for facilities and trails
- Importance ranking for facilities and trails Planning Team Evaluation
- Factor derived from the consultants evaluation of facility and trail priority based on survey results, demographics, trends, standards, and overall community input

Facilities – Overall Ranking

Fitness/exercise facilities (indoor)	1	Picnic shelters	15
Spray park (above ground water play)	2	Tennis Courts (outdoor)	16
Fishing areas (lakes, ponds, river access)	3	Disc golf course	17
Outdoor staging or amphitheater	4	Basketball courts (outdoor)	18
Playgrounds	5	Multi-purpose fields for youth	19
Walking/running track (indoor)	6	Multi-purpose fields for adults	20
Off-leash dog park	7	Basketball/volleyball courts (indoor)	21
Canoe launch	8	Bocce ball courts	22
Swimming/activity pools (outdoor)	9	Bike/BMX park	23
Community vegetable garden (rentable plots)	10	Baseball/softball fields for youth	24
Ice skating rink (indoor)	11	Equestrian facilities	25
Historical and cultural interpretation	12	Softball fields for adults	26
Swimming/activity pools (indoor)	13	Skate park	27
Lap lanes for exercise swimming (indoor)	14	Pickleball courts (indoor or outdoor)	28

Trails – Overall Ranking

Sidewalks for walking, biking, or running in neighborhoods	1
Paved walking/biking trails linking parks, schools, and other destinations	2
Bike lanes along streets	3
Paved walking and biking trails in parks	4
Natural areas for protecting wildlife	5
Natural areas for open space	6
Unpaved walking/biking trails linking parks, schools, and other destinations	7
Natural areas for observing wildlife	8
Nature/interpretive trails	9
Nature Center	10
Unpaved trails for mountain biking	11
Accessible trails	12
Unpaved trails for equestrian use	13

10 YEAR RECOMMENDATIONS

Land Acquisition

- Acquire 100+ acres for new parks
- Land should be in east and southeastern portion
- Acquire land for neighborhood parks in underserved areas

New Parks

- Carter Hill Battlefield Park
- New East/Southeast Multi-Purpose Park
- New neighborhood parks

Improvements to Existing Parks

<p><u>Bicentennial Park</u></p> <ul style="list-style-type: none"> • Environmental remediation • Pavilion repairs • Utility upgrades • Re-master plan 	<p><u>Park at Harlinsdale Farm</u></p> <ul style="list-style-type: none"> • Equestrian warm up arenas • Renovations to the Main Barn • Restoration of the Hayes House • Renovations to the North Barn • Restoration of houses • Design and construction of Tennessee Walking Horse Museum
<p><u>Jim Warren Park</u></p> <ul style="list-style-type: none"> • Remove football fields • Add baseball fields • Add “universal” playground • Add “miracle” baseball field • Expand skate park • Add splash pad • Evaluate maintenance area • Reconfigure parking & pedestrian/vehicle access 	<p><u>Liberty Park</u></p> <ul style="list-style-type: none"> • Renovate multi-purpose field

<u>Eastern Flank Battlefield Park</u> <ul style="list-style-type: none"> • Interpretive displays • Complete rock wall • Complete fiber project 	<u>Other</u> <ul style="list-style-type: none"> • Build two splash pads • Maintenance facilities • Historic cemetery repairs/improvements • Other miscellaneous improvements
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Facilities

Indoor Recreation Facility

- Williamson County partnership – new indoor facility in Franklin

Multi-Use Trails – (maps)

- Eastern Flank Battlefield Park to Pinkerton Park/Collins Farm to Carter Hill
- Pinkerton Park to Bicentennial Park and the Park at Harlinsdale Farm
- Aspen Grove to Mack Hatcher Parkway
- The Park at Harlinsdale Farm to Cheek Park and Judge Fulton Greer Park
- Bicentennial Park to Jim Warren Park
- Eastern Flank Battlefield Park to Five Mile Creek
- Five Mile Creek to Robinson Lake and Ladd Park

Mountain Bike Trails

- Partner with local mountain bike associations
- Trails at Liberty Park and on parkland dedication property

Blueways

- Install 5 access points in City's Canoe Access Plan

Park Land Dedication

- Land requirement
- Fee-in-lieu alternative to land requirement
- Parks development fee

Capital Improvement Plan

<u>Funding Sources</u> <ul style="list-style-type: none"> • City funds • Parkland Dedication Fund • Hotel-Motel Tax • Adequate Facilities Tax • Capital Fund 	<u>Other Funding Sources</u> <ul style="list-style-type: none"> • Friends of Franklin Parks • Franklin's Charge • Williamson County
<u>Grants</u> <ul style="list-style-type: none"> • TDEC Local Park and Recreation Fund • TDOT Enhancement 	<u>Operating and Maintenance Costs</u> <ul style="list-style-type: none"> • 10 Year Total Capital Cost \$67,789,211 • Spreadsheet breaks down by project and year
<ul style="list-style-type: none"> • Nashville Area Metropolitan Planning Organization Congestion Mitigation Air Quality Program • Historic 	

IMPLEMENTATION PLAN

Franklin Parks Department Vision

- Provide high quality, accessible parks, historic sites, trails, and recreation amenities that will create positive recreational healthy experiences for all residents and visitors of the City that makes living, working, and playing in Franklin the City of choice for the region.

Franklin Parks Department Mission

- Franklin Parks Department is an essential service established to improve the quality of life for all residents of the City by proactively responding to changing demographics and emerging trends while also maximizing all available resources to enhance each resident's health, promote economic vitality and long-term sustainability, now and for future generations.

Guiding Principals

- Sustainable Practices
- Partnerships to Support Capital and Operational Needs
- Health as our Fundamental Purpose
- The Common Good
- Excellence

Key Themes

- Community Health and Wellness
- Take Care of What We Own
- Financial Sustainability
- Building Community Relationships
- Youth Engagement and Activity

Community Vision

Park Land and Trails

- To maintain a high quality, diverse and balanced park system that makes all parks, trails, and historic sites a place of civic pride that supports healthy and active lifestyles for people of all ages.
- Goal: To achieve 12 acres per 1,000 population with a balance of active and passive parks distributed as equitably as possible throughout the City.

Facilities

- Our vision for indoor and outdoor recreation facilities is to provide spaces that support the program needs of the City, in partnership with Williamson County, to build social, fitness, environmental, and sports opportunities for people of all ages.
- Goal: Develop a program plan with the County and determine how much indoor facility space is needed, as well as location, and how to fund the development of these facilities in the most cost effective manner.

Programming

- Our vision for programming is to reach out to people of all ages to encourage them to experience Franklin Parks through well designed programs that create lifetime users.
- Goal: Determine what core programs will be developed and managed by Franklin Parks in the most cost effective manner.

Operations and Staffing

- Our vision for operations, financing, and staffing is to ensure the proper level of care for managing the system is in place for the safety of patrons and visitors to the parks and recreation facilities.
- Goal: Implement funding sources to support the operational needs of the Department based on community expectations and determine the right staffing levels based on the "right person for the right job," "with the right skill set," "for the right pay" to achieve the outcomes desired by the Board of Mayor and Aldermen and residents.

CONCLUSION

- Recommendations provide a roadmap over 10 years to meet growing population and the expressed needs of residents.
- Funding will be challenging given competing priorities.
- Number 1 priority clearly should be the greenway/trail network including the "Riverwalk".
- When implemented, the recommendations will add significantly to the quality of life in Franklin.

Discussion:

- Are more indoor facilities needed since Williamson County operates such facilities?
- The private sector should build facilities rather than a government entity.
- Don't want to be in competition with the County. Not a community that wants residents to pay the way.
- Need connectivity to get to existing parks and facilities on the east side of Franklin.
- Amount of park land misleading because one-third of it is historic parks.
- Other cities get back 50% of operations costs and Franklin gets 1% back. How can Franklin receive more? How can Franklin break-even or receive more revenue? Other cities receive revenue from sports and other programs people pay to attend. In Franklin, some of the revenue-generating events are farmed out to organizations. Revenue generating ideas were discussed.
- Recommend business plans for some of the parks.
- ★ Mindy Tate, Franklin Tomorrow: Glad to read the report and Franklin Tomorrow and Friends of Franklin Parks have been working with the consultants. July 7-9, Ron Carter, City Councilman, Carmel, Indiana, will be in Franklin. On July 8, a luncheon is scheduled at Eastern Flank Battlefield Hall and Mr. Carter will speak on why trails and greenways matter to a community. Time has been allotted for City staff and the Aldermen to speak with him individually if so desired. On July 15, a group is scheduled to travel to Chattanooga to see their system. They've also been meeting with other groups as well to help keep the momentum going with the focus on connectivity. The City has a Memorandum of Understanding with Friends of Franklin Parks that allows them to work with the City on identified projects.

**9. ★RESOLUTION 2015-33, Authorization for the Sale of Surplus Property to Bi-County Solid Waste Management and to Authorize the City Administrator to Execute the Agreement for Such Sale.
Becky Caldwell, SES Director**

No questions or comments

10. ***Consideration of RESOLUTION 2015-35, A Resolution to Approve the Letter of Intent with Infilco Degremont, Inc. (IDI) for the Solar Dryer Equipment for the Franklin Water Reclamation Facility (WRF) and Authorize the City Engineer to Execute Said Letter and Revise Final Equipment Purchase Without First Seeking Approval from the Board of Mayor and Aldermen.**

David Parker, City Engineer/CIP Executive
Mark Hilty, Water Management Director

This identifies Infilco Degremont, Inc. (IDI) as the vendor for the Solar Dryer Equipment for the Franklin Water Reclamation Facility. It will be bid as an alternate. Three pre-selection pieces came in under the estimated cost: The solar drying equipment estimated at \$3.5 million bid at \$1,884,450, for a savings of \$1.67 million; Ultraviolet Disinfection System estimated at \$1.23 million and came in at \$750,000, for a savings of \$486,000; Thermal Hydrolysis estimated at \$7.6 million came in at \$5.4 million, for a savings of \$2.24 million. Total savings for the three pre-selected pieces: Estimated cost of \$12.4 million came in at just under \$8 million for a total savings of \$4.4 million savings from the project budget.

11. ***Acknowledge Report of Contract Award to Novacopy, Inc. of Nashville, in the Total Estimated Amount of \$37,605 for Two (2) New Commercial-Grade Multifunction Copiers of Varying Specifications, Comprised of \$13,947 for Purchase of the Machines and an Estimated \$23,658 for 60 Months of Maintenance Services, for Planning and Sustainability Department (FY2015) and Information Technology Department (FY2016) (Purchasing Office Procurement Solicitation No. 2015-041 and 2015-042; Contract No. 2015-0164)**

Russ Truell, ACA Finance & Administration

No questions or comments

12. **Consideration of RESOLUTION 2015-31, A Resolution to Appoint J. Lawrence Sullivan as Clerk of the City Court of Franklin, Tennessee, and to Vest Him with All Powers Provided to the Clerk by the Franklin City Charter and the Franklin City Code.**

Sauna Billingsley, City Attorney

Eric Stuckey related that Mr. Sullivan has been doing a great job and this resolution makes it official.

13. **Discussion and Update on Alternatives for the Second Vehicular Entrance/Exit to the Stream Valley Subdivision.**

Eric Stuckey, City Administrator
Vernon Gerth, ACA Community & Economic Development

The second vehicular entrance/exit is adjacent to the east property line of the Goose Creek Estates Subdivision and staff is seeking guidance on the preferred option and whether to proceed with amending the approved Development Plan and Agreement. Alex Marks, developer of the Stream Valley Subdivision, is preparing for design and construction of this approved access. Several Goose Creek Estates residents expressed concern with the access being in the back yards of some of the homes. Additionally, the access is quite close to the Stream Valley entrance on Lewisburg Pike.

Alternatives:

1. Pulte Homes recently submitted an annexation request for the property located immediately south of the Goose Creek Estates Subdivision and west of the Stream Valley Subdivision. The request will be presented to the FMPC and BOMA in the near future. Should the annexation and development be approved and proceed, connection from the Stream Valley neighborhood to Lewisburg Pike will eventually be achieved. It is unknown when the Chadwell Tract or the Pulte Homes property will develop.
2. The installation of a restricted second emergency access at the end of Goose Creek Drive to the Stream Valley neighborhood was considered by staff. It would allow emergency personnel to enter the Stream Valley Subdivision from Goose Creek Bypass if the Lewisburg entrance into Stream Valley was blocked. Goose Creek residents were generally receptive to this alternative provided the temporary emergency access would be removed when a permanent connection was completed through the Chadwell Tract (Berry Farms).
3. This alternative is to ask Mr. Marks and Royal Investments to donate to the City the equivalent funds, approximately \$800,000, to construct the second access, and the strip of land to the east of Goose Creek Estates. The funds would be used toward the purchase/development of a community park and/or multi-use trails in accordance to the City's Master Park Plan, and, within this quadrant of the City.

Staff recommends Alternative 3. The development will need to continue to install fire sprinkler systems in all construction until a second access is fully established.

Discussion:

- Several amendments and development caps have been done since the first agreement. Getting close to the second milestone for the access.
- Mr. Marks is ready to proceed with the approved access.
- A traffic study was requested.

* Alderman Blanton left the meeting @ 6:42 p.m.

- ★ Geary Tanner, 112 Stream Valley Boulevard, Franklin: He was one of the first six residents at Stream Valley and they have been served by several developers since then. Would Pulte Homes be appropriate in their area? In Stream Valley a second entrance was to have been built at 200 homes. There is a lot of traffic. They hear about what Alex Marks wants and what others want, but nothing about what Stream Valley residents want.
- ★ Jason Wyckoff, 207 Cooper Ledge Circle, Franklin: A resident of Stream Valley for one year. The ideal access is through Berry Farm, but the timing isn't right. What is the best balance of providing safety from fire and emergency vehicle access and the amount of traffic? They are building at an aggressive clip and seeing initial growing pains – speeding and the volume of traffic flow. Recognizes the residents of Goose Creek Estates don't want the access road in their back yards, but the second entrance is still viable once the other things come through and a permanent access can be considered.
- ★ Candace Crumrine, 609 Streamside Lane, Franklin: Three-year resident in Stream Valley. People are invested in the neighborhood. Traffic is a problem. The Franklin Police Department is monitoring traffic. There is a stop sign. Dump trucks go flying down the boulevard. There are children playing in the yards. People claim they don't see the stop sign.
- The paved second entrance: 20 ft. wide pavement, with about two feet of shoulder on both sides, ditches for water flow, and would be right in and right out, with no sidewalks
- Aldermen asked for this to be brought back for more discussion and information. The cap is now at 388 homes.

Vernon Gerth will ask the developer if he wants this to be brought back to the Board for more discussion. If so, it will be on the July 14th agenda. If not, the developer will proceed with the access as approved.

Other Business

None

Adjournment

Work Session adjourned @ 7:05 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2016 3:54 PM