
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 14, 2017 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Pearl Bransford	P	Alderman Dana McLendon	P
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Brandy Blanton	A	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	, HR Director	
Kristine Tallent, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
Shauna Billingsley, City Attorney	P	Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Emily Hunter, Planning & Sustainability Dir.	P
Deb Faulkner, Police Chief		Joe York, Streets Director	P
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director		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

East McEwen Drive/\$10 Million TDOT Grant:

1. Steve Abernathy, 152 Clyde Circle, Franklin, Ladd Park HOA: The TDOT \$10 million grant would be a gift for taxpayers, allowing two high priority projects to be done at once, McEwen Drive and the bridge at Long Lane. The grant could avoid raising taxes again.
2. Jim Cappellino, 304 Wandering Circle, Mead of Avalon, Franklin: Concerned if the Board takes the money lives will be at risk and the delay will increase the chances for accidents. Do not make it about money make it about saving lives.
3. Danny B. Wood, 208 Pennystone Circle, Franklin: He sold 600 houses in the McEwen area over 17 years. The tax revenue is generating millions. His family suffered when his wife severely injured in an accident on that road. He begged the Board not to take the money.
4. Brandy Whitehead, 442 Beauchamp Circle, Mead of Avalon, Franklin: Her three daughters ride the school buses and she does not want another school bus wreck. Vehicles continually cross the centerline. She begged the Board to start the process ASAP.
5. Matthew Mastroberti, 71 Governors Way: This 18-year-old senior at Ravenswood said money is important, but a 2-3 years delay is too long. Last month his friend Lexi slammed on her brakes and barely missed hitting a deer. If there had been a car behind them, the story would be different. Are all the lives worth \$10 million? Don't take the money. Start the project next week.
6. Michael Phillips, 417 Gambrel Court, Franklin: It is difficult to turn aside \$10 million, but for the safety of motorists, kids on buses, and the people that drive this road every day don't take it. Guardrails have been installed and more safety measures are being done. This is the #1 priority on the CIP, so the Board recognizes the importance, and the hazards and dangers on that road. If you take steps that cause a delay you will be liable for every death and accident. As he said at a previous meeting, do not vote to tear down this building and put up a new one.

7. Dawn Newton, 248 Pennystone Circle, Mead of Avalon: Concerned mother of two girls. They travel the road and one daughter rides the school bus to Centennial High School. She has seen accidents involving teen drivers on East McEwen. Many teen drivers are on the road late at night. Consider the children. Look at the risk to human life.
8. Jill Wood (wife of Danny B), 208 Pennystone, Mead of Avalon: She is the one involved in the accident that left her in pain for the rest of her life. She distributed pictures of the accident and her injuries. She sustained 11 injuries. There have been 50 accidents on that road during the last three years, 20 of them were last year. Postponing the project will mean 20 more accidents per year. It has been devastating.

WORK SESSION DISCUSSION ITEMS

1. **17-0216 Consideration of Application for Valet Parking Services from the Shalom Foundation for an Event on May 13, 2017, in Downtown Franklin from 5:30 p.m. to 11:00 p.m.**

Chris Bridgewater, BNS Director

Eric Stuckey said this is a one-day event. When the Ordinance for the Central Business Area was updated, it was stipulated that every request for valet parking would come to the Board for consideration.

Generally, valet parking takes three or four parking places in front of the venue. Spaces are never reserved in either parking garage. Applicants must tell the City where they plan to park the cars.

Vice Mayor Bransford said this would be a good test to see if valet parking will work.

2. **17-0159 ★Consideration of Amendment No. 2 for COF Contract No. 2016-0096 between the City of Franklin and Middle Tennessee State University for the Installation of Interpretative Signage at the Carter Hill Battlefield Park.**

Lisa Clayton, Parks Director

Eric Stuckey noted the only change is the date on the agreement.

3. **17-0190 Consideration of Letters of Interest for City-owned Property Located along the Harpeth River, By Mack Hatcher Parkway and Spencer Creek.**

Emily Hunter, Planning & Sustainability Director

Kelly Dannenfelser, Principal Planner

(Alderman Burger was recused and left the room) The City-owned 54-acre property located along the Harpeth River, by Mack Hatcher Parkway and Spencer Creek went through an open process seeking entities that were interested in leasing the property, much of which is in the 100-year floodplain. Three letters of interest were received. The three entities were present to share their proposals. Staff will do due diligence and make a recommendation within the next 2-3 months.

The Discovery Center.

Tara MacDougall, President & CEO and Jeri Hasselbring, Museum Experience Analyst.

Proposal:

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • 45,000 sq. ft. building • Parking • Permanent exhibit galleries • Temporary exhibit gallery • Program rooms • Appealing space for group rentals, weddings, birthday parties • Science theater • Outdoor classroom in conjunction with Harpeth River • Community gathering space • Connection to trails | <ul style="list-style-type: none"> Quality of Life • Family Center Exploration • Learn & Play Together • Access for Everyone Bridging Formal & Informal Education • 95% Solution • A Resource for Teachers • Youth Development Economic Impact • Connecting Curiosity to Careers • Tourism Destination • Reach of Discovery Center | <ul style="list-style-type: none"> Public & Private Partnerships • Grass Roots Community Building • Statewide Partnerships • National Partnerships • Catalyst for Building Community |
|---|---|---|

Also, science preschool, interactive camps, special events for children, and adult events. Older youth and teen activities, teach employment skills, interaction with schools (Battle Ground Academy and Franklin High School). It will surpass 100,000 visitors in a year. It is a \$25 million project for 2019-2020.

Answers to questions from the Aldermen:

- ▲ It would be long-term lease; the property is not for sale.
- ▲ Discover Center is a 501(c) 3, non-profit organization currently on leased property. There are 14 full-time employees and many volunteers. They employ locally.
- ▲ The Center closes 3 days per year. They are confident of the number of visitors. Admission is \$8.00. Memberships are available starting at \$65.00.

Cheekwood Golf Club (formerly Fairways on Spencer Creek)

Owners: J. Todd Jester (golf course architect), Jo Dee Pritchard, and Tom Pierce

The ability to lease the City land will help to:

- Expand and secure Cheekwood as a long-term sustainable and viable business
- Grow opportunities to meet community recreational demands
- Address high school golf teams and youth sports needs, practice facilities and tournament venue
- Offer new opportunities for a public event space
- Give the City of Franklin new opportunities to be City's primary fertilizer plant customer-meeting both golf course and City needs
- Render an opportunity to reduce and/or eliminate water withdrawal from the Harpeth River for golf irrigation
- Provide an additional effluent water user for the City of Franklin
- Improve quality of life and property integrity around residential homes
- Revitalized City neighborhood character for residents around the golf course and along Spencer Creek Road and Mack Hatcher.
- Keep the integrity of the existing open-space and enhance the beauty along one of the City's busiest roadways
- Provide for the highest and finest use of floodplain property

Goal of the Master Plan:

- State-of-the-art practice facility
- Driving range
- Three relocated fairways and greens
- New clubhouse/event space
- Relocation of cart parking and maintenance area

They would like to cater to youth and retirees.

City of Franklin Housing Commission

John Besser, Housing Commission Chair, and Paul Lebovitz, Member-at-Large

In Support of Affordable Housing on this property:

- Growth is continuing with over 12,000 jobs to come, bringing executives as well as workers. The concern is the lack of affordable housing for the workers coming in.
- The lack of affordable housing in Franklin leads to continuing and growing traffic
- Franklin is expected to see an 85% increase in seniors living in the community by 2025 and housing options are needed that provide affordability across the market price range so retirees can live in Franklin City proper.
- Use this property for attainable housing in the \$200,000-\$300,000 range.
- The maps show three acres that do not flood, and open space that cannot be built upon.
- Looking at townhouses and single-family units, with a recreation area.
- 1.87 acres with 19 townhouse units, 30'W x 65'L lots, 20'F Setback
- 1.87 acres with 13 single-family units, 44'Wx95' Lots, 35x45 dwelling area, 20'F – 5/10'S – 30'R
- Houses in this price range are greatly in need and will bring all to the tax rolls

Concerns:

- ▲ The Board told the Methodist Church that intersection would not be used. The Housing Commission would need to talk with Church officials. The Church put in the traffic signal.

- ▲ How can meaningful affordable housing be provided on a long-term lease. What if the homebuyer wants to sell and move to another place? Since the land is leased, it would revert to the landlord.
- ▲ The Commission has no specific answer to the question.
- ▲ More information is needed.

Comments:

- Mr. Jester, Cheekwood Golf Club Owner: He reached out to the Methodist Church. They have also had the property assessed.
- Terry Jackson, 820 West Benjunst: There are several groups at Cheekwood. They also close down at specific times for kids' golf. It is the only nine-hole course open to the public.
- Austin Tolliver, 120 Third Avenue South, Franklin: 34.2 million people play golf every day. 32 million kids are playing. Cheekwood is an incredible golf club. Celebrity golf can be maximized.
- Sean Davis, 303 Mansfield, Franklin, representing the HOA: The Club informed them they were considering building homes on the golf course at Cheekwood. It would place Cheekwood in breach of contract.
- Mel Stockard, 4516 Pratt Lane, Franklin: There are plans to build a driving range. Driving ranges in Franklin are limited with there being just one.

Regarding another access off Mack Hatcher and the potential interest by Franklin High School, another access would be a costly, lengthy proposition as it includes a bridge. The school must be kept in the loop.

(Alderman Burger returned)

** (Item 7 taken out of order) **

7. 17-0198 **Project Status Update on the Downtown Parking Capacity and Management Study.**
Paul Holzen, Engineering Director

Brad Thompson, Volkert, and John Dorsett, Walker Parking, gave the update.

Purpose:

- Provide the City, Businesses, Shoppers, Diners, Workers, Churches, Tourists, and Citizens with:
 - Clear understanding of the existing parking infrastructure
 - Projections of anticipated parking demand in the downtown area.
 - Identification of parking infrastructure and operational needs

Steering Team:

Steering Team consists of residents, business owners, property owners, tourism officials, officials from the Downtown Neighborhood Association, members of the Heritage Foundation, and other stakeholders.

- Cross-section of community
- Varied interests & stakeholders
- 4 meetings
- Goal to collaboratively address challenges & issues.

Existing Conditions:

Data Collection Process

Inventory: Number of spaces for public on-street parking, public garages, publicly leased lots, and selected private lots

<u>Type of Parking</u>	<u>Spaces</u>	
On-Street	655	
Garage	642	
Public Lot	271	**Determined to have significant impact on parking in the Study Area
Public Leased	1,600	
Private **		

Parking Count	Spaces	Type of Parking
2 nd Avenue Garage	304	Garage
4 th Avenue Garage	338	Garage
Pinkerton Park	123	Public Lot
Harlinsdale Park Public Lot	59	Public Lot
City Hall Public Lot	55	Public Lot
Police Headquarters Public Lot	34	Public Lot
4 th Avenue Church of Christ Lot (behind Starbucks) Leased Lot (Expires 11/11/2018)	78	Private Parking Lot Leased for Public Use
John Green Lot (between 4 th N & 3 rd N) Leased Lot (Expires 07/11/2023)	22	Private Parking Lot Leased for Public Use
Factory at Franklin	924	Private Parking Lot
Downtown Lots	428	Private Parking Lot
Franklin Plaza Shopping Center	248	Private Parking Lot

On-street Striping Plan: Creation of an on-street striping plan to determine proper layout for on-street parking within the Study Area.

Parking Utilization Study: Date collected on how many vehicles parked per block. Done via a field survey on 30- minute interval.

- Data collected block-by-block in the Study Area
- Over 80 datasets & similar charts for on-street & garage parking spaces
- Data compiled into overall Utilization Datasets
- Level of Service framework for peak periods of on-street parking used for evaluation purposes.

4th Avenue South between Church Street and West Main Street

- 16 space capacity on this block. Never at or below that
- Effective Parking at 85% for Morning Peak Utilization

AM Hot Spots

- 2nd Avenue South (South Margin to Church)
- Church (2nd Avenue South to Third Avenue South)
- 4th Avenue (Church to South Margin)
- 6th Avenue North
- 3rd Avenue North (from Church to North Margin)

Morning Peak Utilization 10-11 AM: Effective Parking at 85% Capacity

Midday Peak Utilization 12-1 PM: Effective Parking at 85% Capacity

MD Hot Spots

- 2nd Avenue South (South Margin to East Main)
- Church (2nd to 3rd)
- Church (4th to 5th)
- 3rd Avenue North (Public Square to Bridge)
- 4th Avenue North (West Main to North Margin)
- 6th Avenue North
- Cummins (Church to South Margin)

PM Peak Utilization 2-3 PM: Effective Parking at 85%

PM Hot Spots

- East Main (2nd to Public Square)
- 2nd Avenue South (South Margin to Church)
- Church (2nd to 3rd)
- 4th Avenue North & South (South Martin to Bridge)
- 5th Avenue South (Cummins to Church)
- 6th Avenue North
- Cummins (Church to South Margin)

Weekend Peak Utilization 1-2 PM: Effective Parking at 85% Capacity

2nd Avenue Parking Garage (Weekday): 304 Total Spaces. Effective Park at 90% Capacity. Peak 8:15-10:30 AM

2nd Avenue Parking Garage (Weekend): 304 Total Spaces. Effective Parking at 90% Capacity. Peak 12:45-3:00 PM

4th Avenue Parking Garage (Weekday): 338 Total Spaces. Effective Parking at 90% Capacity. Peak 10:00 AM-2:30 PM

4th Avenue Parking Garage (Weekend): 338 Total Spaces. Effective Parking at 90% Capacity. Peak 11:30 PM-3:00 PM

- Some issues with on-street parking and 2nd Avenue garage. When the count was taken, First Tennessee was being torn down. Those numbers will change.
- 4th Avenue garage with 338 spaces gets worse on the weekend. It is almost at 100% capacity.
- Mr. Stuckey: There is funding for a system to show how many spaces are available.

Parking Duration Study: Data collected in the core, walkable portion of the study area using License Plate Recognition Survey on an hourly basis. Indicates how long parking spaces are occupied.

4th Avenue: 4th North from West Main to Bridge & 4th South from West Main to South Margin

- 1 Hour – 44% 2 Hours – 19% 3 Hours – 13% 4+ Hours – 24% = Average 2.9 hours overall

Loading Zone Areas: Limited dedicated space and High intensity of need for deliveries.

Online Survey: 442 responses: Reasons to visit Downtown: Dining, Shopping, Special Events were the top three reasons.

Ranking of parking preference: Cost vs. free parking, availability of parking, proximity to destination, parking regulations, physical condition of, security, ease of access.

- ▲ Paul Holzen commented they are looking at leased parking spaces.
- ▲ Alderman Martin: Have you addressed the workers downtown that park close to the workplace leaving no parking for customers? Response: They will be addressing that.
- ▲ Vice Mayor Bransford asked if they had feedback from downtown residents unable to access their driveways. She has received complaints from residents.

Other topics: There are no spaces reserved in the 4th Avenue Garage for Courts.

Parking Perceptions:

- Parking Challenges & Opportunities
- How should parking infrastructure & enforcement be managed?
- What are the City's financial obligations?
- How are peer communities dealing with parking issues?

Peer Review is presented to offer framing questions, moving from Existing conditions to Future Conditions.

Best Management Practices Around the Nation

- Promote on-street turnover
- Promote financial sustainability to offset high costs of parking
- Make enforcement friendlier
- Right size parking in order to not overbuild
- Be fair and efficient in creation of turnover

Promote On-Street Parking Turnover:

- Turnover created through:
 - Enforcement time period
 - Parking meters or similar
 - Time Limits
 - Balance of convenience, cost, and availability of spaces
- Parking triangle: Free, Available, Convenient.
 - Option 1 : Free + Convenient ≠ available
 - Option 2: Free + Available ≠ Convenient
 - Option 3: Convenient + Available ≠ Free
 (Can't have all three at one time unless it's a dying city)
- Lexington, KY, Bloomington, IN, Asheville, NC, and Newport, RI parking strategies were given as an example.

Promote Financial Sustainability:

- Examples from other peer communities
 - City department or parking authority
 - Ability to issue and service debt for new facilities
 - Revenue and sustainability includes paid parking and parking citations
- Parking Authorities –
 - Lexington & Fayette County KY Parking Authority (LFCPA)
 - Parking Authority of River City Louisville, KY (PARC)
 - Chattanooga Parking Authority (CPA)
 - Birmingham Parking Authority (BPA)

Be Fair and Efficient in Creation of Turnover:

- Ambassador program
 - Warning citations
 - Graduated fines are more lenient on first-time offenders while curbing scofflaws
 - Regulate to favor higher-priority activities
- Prioritized parking facility users:
 1. Delivery and service vehicles
 2. Vehicles used by people with disabilities
 3. Rideshare and transit vehicles
 4. Customers, tourists, and visitors
 5. Employees and residents
 6. Long-term vehicle storage
- Example Cities:
- Lafayette, IN
 - Dunedin, FL

Friendlier Enforcement:

- Ambassador program
 - Serve the community being available to answer questions
 - Provide maps and directions for visitors
 - Educate motorists on enforcement laws, available spaces, and use of meters
 - Create a service for the community, as opposed to facilitating annoyances
 - Warning citations
 - Graduated fine schedule, with leniency for first-time offenders and curbs scofflaws
- Example Cities:
- Wichita, KS
 - Carmel, IN
 - New Braunfels, TX
 - Holland, MI

Public Meeting will be held April 10, 2017, 4:30-6:00 p.m. in the City Hall Training Room.

Additional information will be given to BOMA before any recommendations are made.

4. **17-0195 Consideration of Initiating the Annexation Process and Draft Plan of Services RESOLUTION 2016-90, for the Annexation of 4360 Long Lane; Establishing a Public Hearing for April 11, 2017.**

Emily Hunter, Planning & Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Brad Baumgartner, Senior Planner

This Resolution is to initiate the process.

5. **17-0067 Continued Discussion of DRAFT ORDINANCE 2017-02 “An Ordinance to Amend Various Sections of Chapter 4 of Title 16 and Chapter 16 of Appendix A of the Franklin Municipal Code Concerning Road Impact Fees.**

Eric Stuckey, City Administrator
Vernon Gerth, ACA Community & Economic Dev.
Paul Holzen, Engineering Director

The Aldermen asked for additional information before the Ordinance is considered for approval. More discussion at the next Work Session.

6. **17-0199 ★Consideration of RESOLUTION 2017-15 to Award the Construction Contract (COF Contract No. 2016-0276) for the East McEwen Drive Safety Enhancements Project to Superior Traffic Control, Inc. in the Amount of \$93,267.70 and to Establish a Project Contingency in the Amount of \$10,000.00.**

Paul Holzen, Engineering Director

No questions or comments.

8. 17-0193 Annual Progress Report – Franklin *Forward*

Will address at the next meeting.

Other Business

None

Adjournment

Work Session adjourned @ 6:46 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 10:15 AM