
**MINUTES OF THE SPECIAL WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
WEDNESDAY JULY 12, 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	P	Alderman Ann Petersen	P
Alderman Beverly Burger		Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Emily Hunter, Planning/Sustainability Dir.	P
Vernon Gerth, ACA Community & Economic Dev.	P	Kelly Dannenfelser, Principal Planner	P
Mark Hilty, ACA Public Works	P	Lanaii Benne, Assistant City Recorder	P
Lisa Clayton, Parks Director	P	Linda Fulwider, Board Recording Secretary	P
Paul Holzen, Engineering Director	P		

Call to Order

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

Mayor Moore announced each presenter would have 15 minutes; Board response up to 15 minutes; and, each speaker 1 minute. Presentations taken in alphabetical order.

SPECIAL WORK SESSION DISCUSSION ITEM

1. 17-0190 Continued Discussion 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**

CHEEKWOOD GOLF CLUB

J. Todd Jester, Cheekwood Golf Club Owner and Golf Course Architect made the presentation. The City property is adjacent to his property. A video was shown touting the merits of the golf course: more than a golf course, it is active recreational activity. They cater to youth and senior citizen programs.

Power Point Presentation:

Environmental Partner

- Water Management Area Proposed to Increase by +/-60%
- Infiltration Trench
- Use of wastewater and Solid Sludge

Fitness & Wellness

- Successful Aging, Wellness agenda
- Exercise Programs
- Flexibility and posture curriculums
- Youth camps and clinics

Economic Impact

- National and Regional Impact
- Special Lifetime Events
- Corporate Retreats
- Celebrity Tournaments
- Local Charity Events

Connectivity

- Greenways
- Trail Head Hub
- Trail Head Kiosk
- Possible Connection to Harlinsdale
- Partner with Friends of Franklin Parks and other organizations to do greenways, trails etc.
- Connect Harlinsdale with Williamson County Recreation Complex

Population Growth

- Something for Everybody
- 10-Year Population Projections show the senior population is expected to increase by 50%.

Comments:

- Mr. Jester: Would move their maintenance building, etc. out of the residential area. Willing to pay for the land. Not looking for tax benefits. Copy of the presentation, letters of support, personal statements, and a petition submitted for the record.
- Greg Gamble: Financing in place.

Questions:

- Willing to share a portion of the property with one of the other entities that have applied?
- Intent to build residential homes on the property?
- How soon would the course be up and running?

DISCOVERY CENTER AT SPENCER CREEK (Engaging curious minds to fuel the future)

Tara MacDougall, President and CEO, along with her colleagues showed a short video that was followed by a PowerPoint presentation. An event held at the Murfreesboro facility last year was featured.

- Hands-On Environmental Education
- Murfree Spring Partners
 - Murfreesboro City Schools
 - City of Murfreesboro, Tennessee
 - Murfreesboro Parks & Recreation
- 501(c)3 Non-Profit

Discovery Center at Spencer Creek

- 5 acres used for building and parking lot – 45,000 sq. ft. building
- 49 acres conserved as floodplain and outdoor learning spaces
- Access to
 - Harpeth River
 - Harlinsdale farm
 - First United Methodist Church
- Treehouse Playground
- Outdoor Classrooms in conjunction with Harpeth River
- Permanent exhibit galleries
- Temporary exhibit gallery
- Program rooms
- Appealing space for group rentals, weddings, birthday parties
- Science theater
- Community gathering space
- Connection to trails

Quality of Life

- Family Centered Exploration
- Learn & Play Together
- Access for Everyone

Bridging Formal and Informal Education

- 95% Solution
- A Resource for Teachers
- Youth Development
- Teen Programs
- Special Needs Council

Attendance & Impact

- 22,627 students served
- 2,000 field study scholarships for free and reduced lunch students

- 91/95 TN Counties visited
- 43/50 states visited
- 8,000 cultural event attendees
- 1,830 active member families, including 300 free
- 1,664 campers

Meetings & Partners

- Franklin First United Methodist Church
- High Hopes
- Waves
- Columbia State Community College
- Williamson County Schools
- Franklin Special School District
- Williamson, Inc.
- Franklin Parks
- COF Stormwater & Water Management
- Jackson National Life Insurance
- Nissan
- Franklin Synergy
- Lipscomb University
- Battle Ground Academy

Public & Private Partnerships

- Grass Roots Community Building
- Statewide Partnerships
- National Partnerships
- Catalyst for Building Community

Traffic Impact

“Based on my observation, the traffic generated by the Discovery Center is during non-peak hours and as such has minimal impact on the adjacent roadways in Murfreesboro.” Ram Balachandran, P.E., PTOE, Assistant Director/City Traffic Engineer, City of Murfreesboro.

Economic Impact

- Museums contribute \$21 billion
- They return over five times as much in local state, and federal tax revenue
- 76% of all US leisure travelers visit cultural institutions, including museums
- Connecting Curiosity to Careers
- Tourism Destination

A young lady with the group told of her experiences at the Discovery Center and her participation in a youth program.

Comments/Questions:

- Two other cities are being considered in addition to Franklin. One is Clarksville.
- Investment in preliminary budget is \$27M-\$28M. An endowment for the future. Working with architects; ready to do drawings. Building would blend in with the farmhouse/Harlinsdale look.
- Willing to incorporate other activities for older youth and adults.
- Willing to share space with the golf course or housing project. They are flexible with the floodplain area.
- Admission is \$8 age 3 and up. Also, family admissions and annual membership @ \$65. There is a program sponsored by Nissan for families in need. Currently have 150 Williamson County members.
- If approved would hope to secure funding and open in 2-3 years.
- They would be willing to consider a monetary or other kind of donation to the Methodist Church because of the access off Mack Hatcher that the church paid for.

THE HAMLET AT SPENCER CREEK (The COF Housing Commission)

- Mary Ann Dotson, Housing Commission member and 31-year Franklin resident, spoke of the need for lower-priced housing that would allow the younger generation who grew up in Franklin to move back and be a part of the community. The Housing Commission has no independent resources of its own. Housing is needed for service workers and lower-income workers, and those who work in Franklin but cannot afford to live in Franklin. It would reduce the traffic coming into the community and provide the opportunity for those people to become a part of the community.
- John Besser, Chairman of the Housing Commission, need to take a stand to provide housing at lower prices for people starting out to have the privilege of home ownership. A small area out of the floodplain would allow 14 homes, another part of the property would require fill to build 50 homes. Maps were displayed. The vision is long-term. If \$42 per month per house were accumulated, additional housing in that price range could be available. The Hamlet proposes

greenways between the streets. Gives an opportunity to provide a model for other builders to lead the way for affordable housing. A detailed proposal and site maps were provided.

Comments/Questions:

- The Housing Commission would be happy to work with the Methodist Church in any way. That congregation is involved in affordable housing across the City.
- Willing to share the property with the golf course or the Discovery Center.
- Price points \$225,000 to \$300,000, hopefully at the low end of the range. Homes with square footage up to 1,800 sq.ft. or so. People already working in Franklin would have a stake in staying here. Unknown if could legally cap the price.
- Under 8c and 8d in the proposal, asks the city to waive a lot of fees and have the City build infrastructure. How do you build affordable housing and have it remain affordable? These are leased. Some of the value will vanish. That problem has been looked at by several other cities. No answer, but they would work to find an answer.
- Need a clearer proposal on how to prevent homes from pricing out in a few years.
- Look at what could happen with cut and fill: could double the size to 12 acres total.

Citizen Comments:

- Preston MacDougall, 3819 Oakleaf Drive, Murfreesboro, TN 37130: Support for Discovery Center from the Tennessee Jr. Academy of Science
- Deborah Allen-Hicks, 104 Broadley Court: Were told there would be no houses built behind the neighborhood. Tonight that was presented as two elements together.
- Terry Jackson, 820 West Benjared, Assistant Manager Cheekwood: Public golf clubs are going away. Only two in County now. Supports Cheekwood.
- Owen Jones, 105 Monticello Road, Franklin: President of Monticello HOA. Protect traffic flow, livability, and property value. Guard those who live here.
- Raymond Hicks, 104 Broadley Court: Signed petition for golf course. Does not support additional residential behind their home.
- Jeff Dykes, 108 Broadley Court, Franklin: 99-year lease with Cheekwood. Doesn't support potential development.
- Chet Foster, 215 Cheekwood Court, Franklin: Cheekwood is a good neighbor.
- Phil Martens, 1339 Buckingham, Franklin: The Cheekwood senior league members made him feel comfortable when he moved here.
- Kim Brogli, 7213 Wildings Boulevard, College Grove, TN 37046: Supports the Discovery Center. Huge attraction for residents and business.
- Stephen Forrester, 2361 Rocky Fork, Nolensville, TN: Discovery Center is an important place for you people with hands-on exhibits.
- Roger Hodges, 300 Shingle Way, Franklin, Prairie Life Fitness: They have teamed with Cheekwood and support the expansion of the golf course.
- Nancy Adlington, 408 Chamberlain Park Lane, Franklin: The youth and senior activities are of great benefit. Supports expansion of Cheekwood.
- Robert Keller, 2619 Danboly Circle, Spring Hill, TN: Significant opportunities for senior citizens at Cheekwood in addition to golf. Supports Cheekwood expansion.
- David Lawbaugh, 206 Revere Lane, VP of Monticello HOA: Concerned with traffic flow and asked if the City would consider using the City-owned tract of land off Peytonsville Road for the Discovery Center. Better access off I-65.

● Alderman Petersen left the meeting @ 6:55 p.m.

- Patrick Baggett, 619 Finnhorse Lane, Franklin: Talked of the importance of public golf clubs and the nine values of golf.
- Meredith Futhey, 5112 Regent Drive, Nashville, TN: Banker here to provide references for the Cheekwood executives.
- Kevin Connelly, 926 Woodland Street, #209, Nashville, TN: TGA of South Nashville whose mission is to bring "country club sports" such as golf available to the entire

community. Runs summer camps and clinics at Cheekwood. Cheekwood expansion would benefit the club and the community as a whole.

- Spiro Dellos, 1000 St. Michael's Court: Golfs at Cheekwood and there are two golfers in their 90s and both WWII veterans who golf there as well. From 90 down to 5 years old people can go to this affordable club.
- Bob Ries, 5500 Nevil Pointe, Brentwood: Franklin is a unique community with an opportunity to have a course designed by someone nationally known and will replicate some features of famous golf courses.

Other Business

None

Adjournment

Work Session adjourned @ 7:00 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/24/2017 11:00 AM