



## Legislation Text

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**File #:** 18-1042, **Version:** 1

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**DATE:** November 5, 2018

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator  
Mark Hilty, ACA of Public Works  
Lisa Clayton, Parks Director  
Kevin Lindsey, Parks Facility Superintendent

**SUBJECT:**

Consideration of City of Franklin Contract No. 2018-0155 of the Parkland Impact Fee Allocation toward the Construction and Maintenance of a Mountain Biking Trail System. (The Standard) (11/13/18 WS)

**Purpose**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the consideration of approval for the contract between the City of Franklin and Gateway Mosby Cool Springs, LLC for a mountain biking trail as part of the requirements of the parkland impact fee allocation process.

**Background**

In 2016, the City of Franklin was approached by Gateway Mosby Cool Springs, LLC regarding the new development called "The Standard of Cool Springs." As part of fees assessed by the City of Franklin, parkland impact fees were applied. However, due to mountainous terrain, the development was very limited in scope of traditional park elements and requested a meeting with the Parks Department to brainstorm on options for their residents. Simultaneously, the Parks Department was already working with the development called Ovation to construct mountain biking trails on their hilltops and ultimately connect to Liberty Park. The Standard was a perfect fit to connect into a larger scale project with also the opportunity to approach Columbia State's campus about extending the mountain biking trail to their property.

With over two years of planning, the City of Franklin and the Mosby Cool Springs, LLC is requesting to enter into an agreement that will transform the Cool Springs area and provide an alternative recreation amenity not only for the impacted residents but also for students attending Columbia State and all citizens of Franklin. Even though others are planned within Williamson County, this would be the first mountain biking trail offered.

**Financial Impact**

The total Parkland Dedication requirement fee is \$1,459,516.98. The fee includes professional services (design

and planning); construction engineering/inspections; equipment/furnishings; (15) fifteen-year maintenance agreement; utilities; land and easement (See Exhibit D).

**Recommendation**

Staff recommends entering into the Parkland Impact Fee and Mountain Bike Trail System Construction and Maintenance Agreement between the City of Franklin and Gateway Mosby Cool Springs, LLC COF Contract No. 2018-0155.