

Meeting Minutes  
**Fairview Park Board**  
November 4, 2013

Board members present: Chairwoman Beverly Totty, Vice Chairman Jack Cannon, Mark Dietze, Secretary Richard Edmondson, Neil Rice, and Patti Carroll, plus Park Superintendent Keith Paisley and Interim City Manager Wayne Hall

Absent: Bob Benson

I. The agenda was approved. In discussion on approval of the minutes from the last meeting, Dietze noted that revisions had been made to the original draft of the minutes submitted by the secretary and asked if this was normal. The revisions had been requested in an email sent out by Cannon. Changes to the wording in the original draft were in turn suggested by Edmondson. The changes were incorporated verbatim into a new draft of the minutes that was distributed by Cannon. Dietze said he thought any changes to the draft of the minutes submitted by the secretary should be discussed by the Board as a whole at the following meeting. Totty said she did not see a problem in making changes in the minutes for purpose of clarification. The revised minutes were approved unanimously.

II. General park updates: Paisley commented about an activity to be held at the park the following Saturday. Totty remarked upon the fall colors, noting that the trees are “absolutely beautiful.

III. Park system master plan: Totty noted that the park staff is presently drawing up a master plan for Bowie Park which it plans to submit in January. Edmondson offered to write a rough draft of the master plan for the other park properties and to endeavor to incorporate that into an overall master plan for the entire park system, or more specifically a rough draft of one that could be submitted for discussion. Totty said a host of recent improvements made at Evergreen Park, to be renamed Veterans Park, had left little else to be accomplished there. Paisley said the lake at Veterans had recently been stocked with catfish by Tennessee Wildlife Resources, which had performed the service for free. He also said additional flag poles are to be placed at the park, and that it could become the site of the city’s Fishing Rodeo, an annual summer event currently held at Bowie.

Edmondson said he envisioned the final draft of the master plan as consisting of separate sections devoted to each park. However, he said he wanted to wait and look at the staff’s plan for Bowie before initiating a rough draft on the other properties. Rice suggested submitting the Bowie plan to the Board of Commissioners for review before proceeding as well, and that this could provide further direction. Discussion also focused on the fact that the Triangle property has a PUD upon it, and that this should be considered in drawing up the plan. Edmondson said that in drafting the plan for Triangle he would need to collaborate with Rice so as to familiarize himself with the terms of the PUD. Totty said the city’s Planning Department should also be consulted.

Soccer/athletic fields for the Elrod property were also discussed, along with whether or not the county would pay half, as indicated in previous discussions with the county. "We'd have to have a vision of a plan before we start asking for it," Totty said, adding that she envisions something like the soccer fields on Downs Blvd. in Franklin. Edmondson asked whether the city's donation of the land would count toward its 50 percent share of the cost. Totty said she wasn't sure and that "we haven't gotten to the table to discuss" it yet. Dietze suggested that an appraisal of the land would value it at roughly \$10,000-\$11,000 per acre and that that would probably exceed 50 percent of the total project cost. However, he also cautioned that the city needs to make a quantifiable determination whether there is a demand for a soccer complex before undertaking the project. Carroll suggested making the athletic fields "multi-purpose" so that they could be used either for soccer or football. Another possible use for Elrod, put forth by Cannon, was to have a meeting hall or entertainment facility.

The out-parcel was discussed. Cannon noted that extending water and sewer to the property, for purpose of having a campground, would be expensive, and suggested that until a decision is reached on that the property could be made utilizable by the public by simply building some bicycle or walking trails on it. Carroll, however, expressed opposition to this absent any vision of how the park should be used in the future. She said she was concerned about spending money without a plan for the future, and advocated that whatever plan is developed for the out-parcel should be complimentary to Bowie due to its proximity to the nature park. Paisley said city staff currently deposit chips and animal carcasses on the land, but that discussions have never been held on how the land might be utilized for park purposes. Dietze noted that former Mayor John Stark had considered camping once before but had determined the land would not be suitable for that purpose. There is no water feature to draw people in, he said, and suggested possibly making the out-parcel part of Bowie and bringing it under the protection of the conservation easement (or possibly drawing up a new easement to include the parcel). He also said nature parks in the truest sense of the word allow only walking, and do not include bicycling, horseback riding, or other activities among their amenities. But should a decision be made otherwise, then public demand should strongly be taken into consideration, he added. Totty reiterated Carroll's suggestion that the out-parcel should be used in a manner that "compliments" Bowie, but said this could consist of something not presently available in Bowie.

IV. Widening of Bowie Lake Rd. The discussion focused on streetscaping. Hall said streetscaping had not been included in the final plans of the project. He said the project is now 95 percent complete and recommended planting redbud trees and shrubbery along the right side of the road. Cannon said he had spoken with City Arborist Mike Berkely, who had suggested planting hearty trees in the area that wouldn't require watering or irrigation. He also said he had spoken to the owner of the liquor store, who told him he wouldn't object to trees being planted around the store's parking area. Dietze noted that the Park Board, in previous meetings, had discussed streetscaping, and had also talked about a meandering or serpentine sidewalk leading from the park entrance to the Nature Center. Somehow these things got left off the final plans. "It was there and we talked about it with Will," said Dietze. "For whatever reason it wasn't done or didn't get put on." He said that while it would be unfeasible to dismantle the present straight-line sidewalk and put in a new one, the city nonetheless should do the streetscaping.

Edmondson asked for clarification on a change order—change order # 3—that had been approved by the Board of Commissioners at a cost of \$21,000. He said the matter had been brought to his attention by the president of the Friends of Bowie Nature Park, and he specifically asked what the order pertained to and whether or not the money was to come out of the Park Fund or out of one of the city's other designated funds. Totty said she thought the order pertained to the moving of utility lines, and Paisley confirmed that this was the case. Edmondson asked whether the repositioning of the lines took place inside or outside the park, and said the reason he had raised the issue is that Dr. Bowie had specified that money from the sale of park property was to be used solely for park purposes. Widening of the road outside the park would not qualify as a park use, he said, adding that that phase of the project should be paid for out of a city fund other than the park fund. Paisley said he thought the \$21,000 had already been paid but did not know from what fund the money had been disbursed.

Carroll said that Edmondson was correct, that the half of the project lying outside the park, specifically from Highway 100 to the park entrance, was to be paid for out of a fund other than the Park Fund. Dietze noted that this, too, had been discussed at previous Park Board meetings.

“If someone went in and tapped into Bowie's half of that project—and they didn't get the road widened, there is no pavement on the parking lot at the Nature Center, that I've ever seen,” Dietze said. “The only thing I've seen change is there's a speed bump, and I'm positive that speed bump doesn't cost \$60,000, or I'll start building speed bumps for the city.”

Edmondson asked if it was possible the Park Board could get an accounting of how much money is left in the Bowie Park Fund. Totty added: “Also in the question would be the accounting of the payment of the Bowie Lake Road construction.” Dietze noted that Bowie Lake Road, prior to the widening, had been out of compliance with city code in terms of its width, and said, “There is no rational argument to say that any fund, private or other fund, should fund the city not building its own road to code.” Edmondson noted that the Park Fund had been established with proceeds from the sale of five acres of park property to South Star for the building of the Publix shopping center, and that Dr. Bowie, in one of her signed documents, had stipulated that proceeds from any such sale of park land were to go directly back into the park. Hall said this provision had also been included in the measure passed by the Board of Commissioners approving the sale. He said he thought the current balance of the Park Fund was \$318,908, but would have to check to be certain. Paisley said he thought the amount cited by Hall was the balance as of July 1, and said there had been an “emergency purchase” of a tractor. Hall said he would report back with the precise, correct figures at the next Park Board meeting.

V. Park system survey: Copies of the survey results were passed out. “If you continue looking through this thing nearly to the end you'll see that 85 percent of the people who responded are citizens of the city of Fairview,” Rice said. “Out of 151 people who responded, that means 128 people who live in Fairview responded out of a population of 7,200. That means 1.7 percent of the local citizens responded, which means 98.3 percent did not respond.” He termed the results “meaningless.” Carroll said the results must be taken into consideration, however, in lieu of any other public input. “Everybody that's registered to vote does not show up on election day,

but they get to determine who's going to sit in that seat," she said, adding that "we may need to find better ways to get it (the survey) out" but that the opinions of the 151 people who did respond cannot be tossed aside. Cannon noted that a high percentage of the respondents seem for the most part satisfied with the park system. Dietze said it was the first survey he had seen where "pay more taxes" won. He also noted the comments by Rice and Cannon. A better way to get the survey out to more people is needed, he said, and the city should not build something unless it is certain there is a demand for it. Totty commented that most of the things people expressed dissatisfaction with were county-provided.

VI In closing comments, and comments from the public, the issue of trees and "tree banks" were discussed. Hall said Walmart had ordered 100 trees to be planted, but did not know if any of the trees would be planted in the large clear-cut area to the right of the complex. If someone clears their land and sells it for commercial use, then either the trees have to be replaced or a certain amount of money must be paid into a tree bank, said Paisley. Questions were raised as to how much money is in the city's tree bank fund. Hall said he would check into it. One member of the audience also said it was hard to hear and requested that microphones and the sound system be used at future meetings.

VII. The next meeting will be held December 2. Meeting was adjourned.