
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, SEPTEMBER 27, 2011 – 6:00 P.M.**

Board Members

Mayor Ken Moore	P	Alderman Margaret Martin	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Eric Gardner, Engineering Director	P
Vernon Gerth, ACA Community/Economic Development	P	Shirley Harmon, HR Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer	P	Gary Luffman, BNS Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief		Joe York, Streets Director	P
David Rahinsky, Police Chief	P	Brad Wilson, Facilities Project Manager	P
Fred Banner, MIT Director	P	Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, Solid Waste Director	P	Linda Fulwider, Board Recording Secretary	P
Lisa Clayton, Parks Director	P		

1. Call to Order

Mayor Ken Moore called the BOMA Work Session to order at 6:00 p.m. on Tuesday, September 27, 2011 in the City Hall Boardroom.

2. Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

3.* Recommendation and Approval for Roof Replacement and Gutters for the Historic Hayes Home within the Park at Harlinsdale Farm

Lisa Clayton, Parks Director

Brad Wilson, Facilities Project Manager

The lower of two quotes is from A & R Roofing, Inc. for \$19,850.00. The quote is for repair of the roof from the roofs edge and up and does not include any structural framing or sheathing including soffit and fascia framing, reinstallation of any siding on the dormers that needs to be removed for property flashing at the roof and dormer locations. The temporary gutter system would be a six-inch aluminum system with downspouts at an estimated cost of \$2,400 and is included in the project to protect the home structure.

Staff will discuss the reconstruction of the internal gutter system or the installation of a "period appropriate" half-round system installed after framing of a new soffit, cornice, fascia and freeze system with the Historic Zoning Commission on October 10 and with Design Review October 17. Eric Stuckey added that design work will be discussed with Historic Zoning in due time; the roof repair is important at this time. Rain has been leaking into the structure.

Staff would like to reallocate half the \$45,000 Harlinsdale budget for the roof and temporary gutter system. BOMA consensus was to move forward with the plan.

4.* **Consideration of Grant of Drainage Easement (COF Contract 2011-0127) from Richard J. Harvey and Julie A. Harvey for Lot 2 of the Underwood Subdivision**

Joe York, Streets Director

The galvanized pipe drainage structure placed in the drainage easement by the property owner was not approved by the City. The owner agrees to take over the maintenance.

5. **Discussion Update Regarding the Facility Management Proposal for the Eastern Flank Battle Hall**

Lisa Clayton, Parks Director

Lisa Clayton said the Land Trust of TN and Tennessee Historical Commission provided answers to the questions asked by the Board:

- ♦ **Question 1** – Could a caterer/special event facility management company use the facility as a prep kitchen/event space or could a private entity construct a commercial kitchen onsite within the old kitchen and cater onsite and use the facility as their commercial kitchen for offsite catering events as well for a profit?
- ♦ **Answer** – A contract to use the building as a commercial facility would violate the conservation easement.

- ♦ **Question 2** – When the City rents the facility and charges a fee to recoup its cost but does not make a profit, is the City violating the conservation easement?
- ♦ **Answer** – That is not commercial use and the activities are consistent with providing a community service.

- ♦ **Question 3** – If the City contracted with someone to promote, market and utilize the facility (working on behalf of the City) for events covered in question 2, and paid a contracted service fee, would this violate the conservation easement?
- ♦ **Answer** – A management contract would probably be okay as the City would be contracting and paying for a service if the contractor is applying fees that are set by the City. The contractor could not make arrangements that allow a commercial operator to occupy space. The contractor cannot operate the property as its business, though it would not be unreasonable for the contractor to have an office to work from when at the building.

Options:

- ♦ Continue services through the Parks Department Programming Division with existing personnel
- ♦ Hire a full-time or part-time employee in the Parks Department to be the facility manager for the property
- ♦ Contract with a facility management/special event (private or non-profit) company to program the facility with facility use fees collected by the City

Discussion:

- ♦ Look at all the ramifications of the conservation easement and if it should be retained
- ♦ See if the facility could be better utilized by the City to profit and use the profits to help fund parks or complete the battlefield plan
- ♦ All fees would have to come through the City
- ♦ Half the money to complete the park is coming from private donors
- ♦ Concern that access to the facility would be limited due to construction of the park
- ♦ Do further research

6. Presentation Regarding Solar Program Opportunities

Eric Stuckey, City Administrator

Dan Allen, Andrew Orr and Catherine Powers provided information.

Alternative Strategies for Addressing Rising Energy Costs at Municipal Facilities

- ♦ Cost for municipal electricity approximately \$5 million per year, of that, \$1.2 million per year, and rising, is for the Wastewater Treatment Plant
- ♦ Alternative Energy as Revenue (AER)
 - Third Party DBFO
 - Available Space with Solar Capacity
 - Owner with Lease Agreement
- ♦ City of Franklin Wastewater Plant Solar Map was displayed
 - Facility next to access road and close to available infrastructure
- ♦ Non-binding application submitted for a 200kw system (1 acre)
- ♦ Example of solar project similar to proposed displayed
- ♦ Next steps:
 - Submit to the Board a lease agreement in form of contract for a third party
- ♦ Contract would be for 10 years with the TVA measuring and paying market rate and premium for that period; after which, it would go into negotiation for probable standard rate
- ♦ Life of panels 25 years

ADJOURN

Alderman Burger moved to enter Executive Session. Seconded by Alderman Barnhill. Motion carried unanimously. The Board entered Executive Session at 6:39 PM.

Mayor Ken Moore

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 11/22/2011 3:27 PM