# City of Franklin

HISTORIC FRANKLIN TENNESSEE

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

## Meeting Minutes

## Work Session

**Tuesday, December 12, 2023** | **5:00 PM** | **Board Room**

**CALL TO ORDER**
Mayor Moore called the meeting to order at 05:00 PM

Board Members Present: Patrick Baggett, Greg Caesar, Matt Brown, Clyde Barnhill, Ann Petersen, Jason Potts, Brandy Blanton, Beverly Burger arrived at 5:13PM

Board Members Absent:

Staff Present: Eric Stuckey, Shauna Billingsley, Mark Hilty, Vernon Gerth, Kristine Brock, Angie Skarp

**CITIZEN COMMENTS**

**Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.**

**WORK SESSION DISCUSSION ITEMS**

1. *** Consideration Of The TDEC Grant (COF Contract 2023-0399) For The Preservation Plan At Toussaint L'Ouverture Cemetery, Located At 820 Del Rio Pike**

   ***Sponsors:*** Kelly Dannenfelser, Emily Huffer

   Emily Huffer, the Ctiy's Preservation Planner, provided information to the Board regarding the Tennessee Department of Environment and Conservation (TDEC) grant for the preservation plan for the Toussaint L'Ouverture Cemetery located at 820 Del Rio Pike.

   Alderman Blanton asked if the $24,000 is for the consultant?
   Answer: The $24,000 will go towards working with a consultant to create a preservation plan.

   Alderman Blanton continued by stating her support for the project. The cemetery needs some love to ensure we are honoring the Franklin residents who have been laid to rest there.

   Mr. Stuckey added that in the last few years the City introduced a maintenance program for the cemetery, which has made improvements to the grounds. He thinks the preservation plan will take it to the next level and better honor its historical presence in our community.

   Alderman Blanton stated that there is no signage and including that in the plan is paramount.

   Mayor Moore noted that there is an audio tour for the Toussaint L'Ouverture Cemetery for the public to utilize if they plan to visit.

   *The item is planned for the December 12, 2023 Board of Mayor and Aldermen Meeting for consideration.*

2. ***Consideration Of Certificate Of Compliance For Wine In Grocery Store For Mapco Express, Inc D/B/A Mapco #3303. Located At 501 Liberty Pike, Franklin, TN, 37064 Managing Agent Jaynnie Leppan; Executive Officer Marvin Hewatt**

***Sponsors:*** Angie Skarp

Ms. Skarp, City Recorder, was present to answer any questions from the Board.

*The item was acknowledged and is planned for the December 12, 2023 Board of Mayor and Aldermen Meeting for consideration.*

3. ***Consideration Of Resolution 2023-78, A Resolution Of The Board Of Mayor And Aldermen For The City Of Franklin Adopting Budget Goals For The Fiscal Year 2024-2025**

***Sponsors:*** Eric Stuckey, Kristine Brock, Michael Walters Young

Mr. Stuckey introduced this item. Setting goals is vital to the accomplishment of any plan. The City of Franklin's FY2025 budget is no exception. Targeted goals are vital in guiding policymakers and our City staff team in ensuring that city services are provided in the most effective manner possible. There are three types of proposed goals: financial goals, non-financial goals, and fiscal year specific goals. Notably, the budget goals for FY2025 are intertwined with the update of the City's strategic plan, Franklin*Forward.* The direction provided within this item will influence and determine the levels of resources available for the entire next fiscal year. The proposed budget will be presented to the Board in May 2024.

*The item is planned for the December 12, 2023 Board of Mayor and Aldermen Meeting for consideration.*

4. **Discussion Regarding The Capital Investment Plan - Parks & Facilities**

***Sponsors:*** Eric Stuckey, Lisa Clayton, Paul Holzen, Brad Wilson

The following Capital Investment Projects were discussed:

**Facilities -**

- New City Hall & Public Parking Structure
- South Salt Storage Facility

**Parks -**

- Southeast Park - Phase 2
- Liberty Park - Phase 2
- Chestnut Bend Trail Improvement Projects
- Bicentennial Park - East Parking Lot
- Creekside Property Acquisition
- 4 Worker Houses - Harlinsdale
- Jim Warren Park Renovations
- Power Station & Museum (Harlinsdale)
- North Pavillion & Restroom Facility (Harlinsdale)
- Greenway (1st Avenue to Bicentennial)
- Harlinsdale Farm Interurban Trail Connection
- Greenway (Aspen Grove to Mallory Station Road)
- Winstead Hill Park
- Franklin Special School District Park
- Collins Farm Trail & Parking Project
- Collins Farm Structure(s) Stabilization & Roof
- Fieldstone Concession & Pavilion Rehabilitation

## 5. Discussion Of Capital Investment Plan - Financial Model

***Sponsors:*** Eric Stuckey, Kristine Brock, Michael Walters Young

Mr. Stuckey and Mr. Walters-Young explained the existing and projected resources available to finance the updated FY2024-2033 Capital Investment Plan.

Mr. Walters-Young presented updated costs and recommended projects to the Board for the FY2024-2033 Capital Investment Plan. In total, there are over $1.07 Billion in requests. The requests are outlined below:

Emergency Services - 8 projects - $50,025,000
General Services - 2 projects - $100,300,000
Parks and Recreation - 23 projects - $162,227,200
Stormwater - 4 projects - $19,422,099
<u>Transportation - 36 projects - $739,396,665</u>
Total - 73 Projects - $1,071,370,964

Of these 73 projects, 26 have been included in prior funding models and prioritization by the Board.

In short, there is not sufficient funding available in current established financing streams to cover the full amount of CIP projects requested for the next ten years. Compared to FY2019, approved capital project costs have increase by nearly 71%. Available revenues can cover the 37 approved projects and maintain a total financing ratio of 48% debt to 52% cash. Should the entire proposed CIP be approved, the current funding shortfall is about $363 Million.

Mr. Stuckey emphasized that this reality should not be viewed negatively, but rather as an opportunity to set the table for decisions to be made regarding the broader scope of projects we prioritize as a City. This provides clarity as to the capacity the City has for more projects.

Vice Mayor Brown stated that there is one data point he is still looking for. He appreciates the addition of the macro-level value of $68 million that is coming from external sources, but he still wants to see those values at the individual project level. This is critical to priorization for two reasons:

1. To make sure that not only our citizens, but the Board members, understand that there are projects that we are choosing to fund that have a high dollar amount, but it is not all coming out of our pocket.
2. To understand that if there is money we are leaving on the table, he would like to know that before making the prioritization decisions.

Mr. Stuckey stated that those individual project breakdowns are available for approved projects, but for future projects we have done the best we can at projecting costs. However, there's likely more opportunity to be achieved as the current projections are conservative.

Alderman Baggett asked if we are taking another step where we decide on the actual projects ranking? Is this given as an example?
Answer: This is the initial framework, and then Staff will bring forward prioritization of presented projects. There will be a group of projects that are eligible for reprogramming. Hence, the goal is to look at how the Board wants to allocate dollars within that $100 Million allotment, and then maybe, if you want to look at a second tier of funding, Staff can organize that. When we did project prioritization in the past, we had more available capacity going into it, but this time we have to look at what you want to pull off the table and what will be subject to reprioritization. Staff does not have a structure quite ready yet to give you because we are trying to determine a dollar amount to put on the table. The purpose of the presentation today is to give the Board the reality of where we are with an updated financial model, and then we will look at how you want to prioritize projects moving forward.

Alderman Baggett followed up by noting that while this information is a baseline, we have massive impact fee changes in the pipeline. He is trying to balance how that increase in impact fees will affect available funds.

Mr. Stuckey explained that the impact fee revenues have not been fully projected because those changes have not happened yet.

Vice Mayor Brown asked what criteria makes a project "appropriate for reprioritization?"
Answer: Essentially, reprioritization should be considered for projects that have not progressed significantly on the development timeline, where we have not acquired right-of-way or are still in the preliminary design phase. In other words, it would make sense if abandonment would not waste significant investment.

Mr. Walters-Young will provide the Board with detailed project sheets.

Alderman Baggett reminded the Board that part of our budget goals is finding alternative funding sources for projects.

Mr. Stuckey warned the Board to be cautious of creative funding mechanisms, such as special districts, because they involve taking on debt and other risk for the City.

6. **Proposed 2024 Calendar Of Board Of Mayor And Aldermen And Committee Meetings**

***Sponsors:*** Angie Skarp

*The item was acknowledged.*

**OTHER BUSINESS**

**ADJOURN**

Work Session Adjourned @ 7:00 PM

Matt Brown, Vice Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office, 12/21/2023, 11:03 AM