



Meeting Minutes

Work Session

Tuesday, February 27, 2024

4:30 PM

Board Room

CALL TO ORDER

Mayor Moore called the meeting to order at 04:30 PM

Board Members Present: Clyde Barnhill, Ann Petersen, Patrick Baggett, Brandy Blanton, Matt Brown, Beverly Burger, Greg Caesar arrived at 4:35 p.m.

Board Members Absent: Jason Potts

Staff Present: Eric Stuckey, Shauna Billingsley, Vernon Gerth, Mark Hilty, Kristine Brock, Cayce Anderson

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. **Presentation And Discussion Regarding Alternative Financing Tools Allowed Within The State Of Tennessee**

Sponsors: Kristine Brock, Shauna Billingsley

Mr. Stuckey introduced the item. This was an in-depth discussion as part of a broader dialogue on financing options. This focus is to understand the other tools in the toolkit for financing infrastructure projects.

Lauren Lowe, Managing Director of PFM Financial Advisors, and Betsy Knotts, Counsel for Bass, Berry & Sims PLC, were present to lead the discussion on financing options.

Kristine Brock reviewed the City's current debt status. The debt service schedule is in the annual report up until 2039. She then did an overview of traditional financing tools, which included:

- General Obligation Bonds
- Water and Sewer Bonds

Some of the City's prior Economic Development Tools, or Alternative Financing Tools, include:

- \$14,945,000 Adjustable-Rate Taxable Tax Increment Bonds (originally issued in 2005)

Ms. Knotts explained the Economic Development Tools available to Tennessee local governments:

- Payment in Lieu of Tax Agreements (PILOT) – property tax abatement that improves cash flow
- Tax increment incentives (TIF) – diversion of incremental property taxes (or sales taxes if polluted, brownfield area) to pay or finance project costs
- Special assessment districts – assessment financing for public infrastructure for developments of more than \$25 million

- Central Business Improvement Districts – assessment financing for improvement projects in designated business or historic districts (e.g. landscaping, beautification, utility facilities)
- Tourism Development Zones – sales tax increment for public use facilities in designated tourism zones.

Then, Ms. Knotts further compared and contrasted Tax Agreements (PILOT) and Tax Increment Incentives (TIF). She detailed the Legacy Pointe example from the City of Spring Hill and explained the Tax Increment process from ideation to construction. Next, Ms. Knotts communicated the special assessment financing options in Tennessee. It is restricted to residential use only. Lastly, she covered the characteristics of Central Business Improvement Districts (CBID).

Ms. Lowe explained the general pros and cons of Tax Increment Districts, characteristics of TIF (Increment-Backed) debt, a TIF Feasibility Analysis, and considerations for the development of a TIF Policy.

The Board thoroughly discussed the possibility of using an alternative financing tool for projects moving forward. Vice Mayor Brown reiterated that learning about these tools was not to drive growth, but to get ahead of inevitable growth to best serve our taxpayers.

Mr. Stuckey summarized that the main question for the Board to consider is: Is there enough interest in this to go down the road and start thinking about policy parameters, and how this might work?

2. **Development Activity Report**

Sponsors: Vernon Gerth, Katherine Harelson

Katherine Harelson, Development Services Operations Analyst, presented the Development Activity Report. This included details on permitting activity, fees collected, and housing statistics for CY 2023.

3. **Consideration Of Event Permit For Franklin Pride Festival Sponsored By Franklin Pride TN At The Park At Harlinsdale Farm On June 1, 2024**

Sponsors: Milissa Reiersen, Lisa Clayton, Monique McCullough

Mr. Stuckey introduced the item. This will be the 4th annual Franklin Pride Event at the Park at Harlinsdale Farm, and event organizers are anticipating a higher turnout than last year (~10,000 people) .

Monique McCullough, Public Outreach & Special Events Specialist, and Lisa Clayton, Parks Director, were present to answer any questions from the Board. Ms. McCullough added that the event layout is still being finalized to accommodate the expected larger crowd.

Alderman Burger requested that event organizers be required to provide a handout to every attendee with event rules on it regarding code of conduct. This will help the City with enforcement. She also urged the Board to consider rules and regulations for removal of event-goers from the event if necessary due to disturbance or public nuisance.

Alderman Blanton reminded the Board that this event is hosted by a private group in a public park. She did not agree with overstepping the intent of their festival by adding more rules than are already laid out in their event application. She cannot support more rules on top of rules for this group that seems to get singled out time and time again.

Alderman Barnhill asked if Franklin Pride adhered to permit guidelines last year. If so, we have no grounds not to let the event happen.

Answer: Yes.

Vice Mayor Brown echoed Alderman Blanton's comments.

Alderman Caesar was concerned that 100 volunteers was not enough support staff for an event of 10,000 people. He did not agree with Alderman Burger's idea of fliers, but perhaps a placard with a code of conduct could be set up out front to assuage event antagonists.

Alderman Baggett asked if a list of event rules was provided by Franklin Pride last year before the event?
Answer: Yes.

He reiterated that the rules were provided for context, we are not voting on their rules.

Alderman Burger argued that transparency is key because there have been historical issues at this event.

Mayor Moore reminded the public that these event permits undergo extensive evaluation by Staff before coming before the Board. There are pre- and post-event analyses as well to see how things can be improved for next time.

The item is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

4. **Consideration Of Certificate Of Compliance For Retail Liquor License For Saint Goose, LLC D/B/A Saint Goose. Located At 134 2nd Ave N, Ste 104, Franklin, TN. Managing Agent And Sole Shareholder, Andrew Kilpatrick**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

5. **Consideration Of COF Contract No. 2023-0394, With Franklin Special School District For Infrastructure Improvements And Dedication Of Right-Of-Way**

Sponsors: Vernon Gerth

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

6. **Consideration Of Amendment 1 To COF Contract No. 2020-0144, With NR McEwen Property Owner, LLC For Parkland Impact Fee & Construction Agreement For McEwen Town Center**

Sponsors: Lisa Clayton, Heather Eusebio

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

7. **Consideration Of Change Order 12 To COF Contract No. 2017-0264, With Kiewit Infrastructure South Co. For The Water Reclamation Facility Modifications & Expansion Project**

Sponsors: Michelle Hatcher

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

8. **Presentation Of the Sanitation And Environmental Services Department Cost Of Service Study**

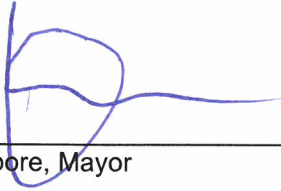
Sponsors: Mark Hilty, Jack Tucker, Nate Ridley, Chris Franklin

The item will be heard at a later date.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 6:46 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 2/28/24, 8:42 AM