HISTORIC
FRANKLIN
TENNESSEE

City of Franklin

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Meeting Minutes

Work Session

Tuesday, November 26, 2024 | **4:30 PM** | **Board Room**

CALL TO ORDER

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

Board Members Present: Greg Caesar, Brandy Blanton, Clyde Barnhill, Beverly Burger, Matt Brown, Ann Petersen, Jason Potts

Board Members Absent: Patrick Baggett

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

CITIZEN COMMENTS

Speaking on behalf of The Haven, 151 Cool Spring Blvd.
Josh Lee, Thompson Burton
Katie Garrett and Dwight Kizer, Kizer & Vogrin Design

Mr. Lee stated the team will be requesting, at the December 10, 2024, BOMA Meeting, a two-year vesting rights extension for The Haven as the vesting rights will expire on December 13, 2024. The team will be glad to answer any questions or provide additional information prior to the meeting in December.

Ms. Garrett provided exhibits to the Board that address height concerns of the Haven.

Alderman Brown asked if a one-year extension would be acceptable and allow time for the project to begin construction.

Mr. Lee stated that one year would be acceptable, but the team is requesting a two-year extension. The project will improve traffic at the intersection of Cool Springs Boulevard and Mack Hatcher by creating a Right-In and Right-Out of the Aspen Grove Medical Center.

Mayor Moore cautioned the Board on deliberation on this item as it is not on the agenda for discussion.

Mr. Stuckey stated that the item will be on the agenda for the December 10, 2024 Board meeting.

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 Certificate Of Compliance For Retail Liquor License For Franklin Wine & Spirits, LLC (Hiren Dayaramani And Nikunjkumar Brahmbhatt, Managing Agent) Located At 1400 Liberty Pike, Suite 300, Franklin, TN 37067**

   Sponsors: Angie Skarp

   The item was acknowledged and is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

2. ***Consideration Of Resolution 2024-86, A Resolution Adopting The Commercial Property Assessed Clean Energy Resiliency (C-Pacer) Program Within The City Of Franklin, Tennessee**

   Sponsors: Kristine Brock, Blake Harper

Mr. Stuckey introduced the resolution by explaining that it follows previous work session discussions and guidance from the Board. It is a self-selected component by the city that would complete the administration of the program, specifically looking at energy efficiency and energy saving solutions relating to financing for redevelopment/development of commercial projects.

Ms. Brock stated that a third-party administrator, typically a law firm, handles collecting taxes and addressing delinquent taxes. The resolution would adopt the program which will allow staff to work through an agreement to select a third-party administrator.

Mr. Harper stated that the Board passed the intent of the resolution that provided for the public hearing, the process is required under state statutes for the C-Pacer program with terms like other cities in the state.

The item was acknowledged and is planned for the November 26, 2024, Board of Mayor and Aldermen Meeting for consideration.

3. *Consideration Of Resolution 2024-99, A Resolution Relating To A Proposed Issuance Of Bonds By The Health And Educational Facilities Board Of The City Of Franklin To Finance The Acquisition And Rehabilitation Of Harpeth Hills Apartments

Sponsors: Kristine Brock, Shauna Billingsley

Mayor Moore stated that a full presentation will take place during the December meeting regarding a request for a payment in lieu of taxes (PILOT) request for the project, but this resolution certifies that the Health and Education Board followed the appropriate procedures for authorization of the bond.

Mr. Stuckey stated that the commitment is to keep 51 affordable housing units.

Ms. Brock further explained that the action of the resolution is for Mayor Moore to certify that the public hearing was held by the Health and Education Board and that all the steps were completed correctly and according to the requirements for the purchase of the Harpeth Hills apartments. There is no recourse to the city for this project.

Alderman Burger asked if there is specific wording in the agreement to keep accountability for maintaining affordability.

Mayor Moore stated a pilot will be requested and part of the PILOT is receiving tax credits for 15 years with the possibility of renewal for an additional 15 years, but more details will be provided at the December 10th meeting.

Mr. Stuckey explained that the commitment is for 100 percent of the units to stay in the affordable range with the tax credits maintaining the affordability obligation.

The item was acknowledged and is planned for the November 26, 2024, Board of Mayor and Aldermen Meeting for consideration.

4. *Consideration Of COF Contract No. 2022-0131, With Reese Farms, LLC For A Development Agreement For The Payment Of Costs For Offsite Sanitary Sewer Collection System Improvements To The Reese Farm Planned Development

Sponsors: Vernon Gerth

Mr. Stuckey explained that this contract provides the extension of sanitary sewer through Reese Farms and an extension of overall collection system through three phases and full completion to adjoining properties.

Alderman Burger asked if the developer is financially responsible for the sewer extension.

Alderman Barnhill stated that Reece Farms developers are basically stubbing the system to the property line so the next developer/development can pick up where they left off.

Mr. Gerth further explained the collection of fees will allow the developers options on completing the sewer collection system, either independently or through partnership with adjacent properties.

Alderman Caesar suggested legal language be added that addresses the cost of the project should the overall cost exceed $1.49 million.

Mr. Gerth stated that he would talk with the legal department, but to keep the project moving forward, the developer will need to contribute money required to initiate the sewer extension.

The item was acknowledged and is planned for the November 26, 2024, Board of Mayor and Aldermen Meeting for consideration.

5. ***Consideration Of Amendment 1 To COF Contract No. 2024-0103, With C&T Engineering For Inspection Services For The 36" HOBAS Emergency Pipe Repair**

Sponsors: Michelle Hatcher, Brian Goodwin

Mr. Stuckey explained that $14,000 needed to be added for inspection services for the emergency repair completed earlier this year.

The item was acknowledged and is planned for the November 26, 2024, Board of Mayor and Aldermen Meeting for consideration.

6. ***Consideration Of Resolution 2024-101, A Resolution To Reject All Bids For Healthcare And Dependent Care Flexible Spending Account Administrative Services (Purchasing Office Procurement Solicitation No. 2025-007)**

Sponsors: Kevin Townsel, Brian Wilcox

Mr. Stuckey explained that a different procurement method would like to be used to secure healthcare and dependent care spending accounts. The rejection of bids will clear the way to secure better services for city employees.

The item was acknowledged and is planned for the November 26, 2024, Board of Mayor and Aldermen Meeting for consideration.

7. **Presentation Of Scope Of Services Request For Transit Master Plan By Chairman John Schroer**

Sponsors: Vernon Gerth, John Schroer

Mr. Schroer stated that at the last meeting the Board approved moving forward with a procurement for a consultant to update the transit master plan. To create a plan, an understanding of the community's needs is necessary including discussions with businesses, schools, churches and the community. The last large-scale study was completed in 2017, and the transit needs have drastically changed in Franklin. Consulting professionals who can evaluate Franklin's transit needs and provide a recommendation on moving forward is necessary to accurately plan. Funding for Franklin transit is 80% covered by Federal, 10% covered by the state and 10% covered by the city.

Alderman Brown suggested carefully assessing companies or consulting firms based on their methodologies regarding needs verses wants/desires. It is important to find someone who can gain information beyond surface level needs. Franklin residents may or may not think community transportation services are needed.

Alderman Blanton stated that she has several friends who completely rely on Franklin community transportation. Franklin Transit has been undervalued over the years as there is a Franklin demographic that doesn't have a reliance on automobiles. That demographic doesn't need to be forgotten. It's healthy to seek improvements and to find better ways to serve the community.

Mr. Schroer noted that his goal is to use the money allotted for transportation as wisely as possible and to serve as many people in the community as possible.

Alderman Caesar suggested looking at Nashville's transportation plan for possible intercity connections.

Mr. Schroer stated that Franklin should have its transportation plan in place before addressing regional connections.

Alderman Burger stated that she is all for a study to determine the most appropriate way to move forward with transit planning.

Alderman Barnhill suggested using TODD to cut down on expensive fixed-route rides.

Mr. Schroer stated that TODD is an important part of Franklin Transit Authority but would be more expensive for on fixed-route rides. Franklin residents really don't have a clear understanding about what the transit authority does, which needs to be addressed through an educational program for businesses and schools. There are several ways to improve transit in Franklin, including the ability to dispatch people better and increased technology.

The item was acknowledged.

8. Presentation & Discussion Of City Hall Project Update

Sponsors: Mark Hilty, Chris Koeper

Mr. Stuckey explained that the City Hall project is at 50% of the design development with the Owner's Rep and Construction Manager at Risk fully involved in the process.

Mr. Koeper provided a general update and overview of the City Hall project relating to project costs, early release package schedule and the parking study. Costs of the project are mostly consistent with the estimations presented earlier this year. The parking garage estimates have seen an increase due to the additional waterproofing required for the parking garage. Mr. Koeper noted that the park may be an area where costs could be reduced.

Mr. Hilty stated that the construction of the park could be completed in phases to reduce costs.

Mr. Stuckey stated that at 50% of the project, the general expectation will be that costs can be reduced further as more design work is completed. Currently, the total project costs are tracking at $104 million on the low end to $110 million on the high end. As stated, the parking component is the area where costs have increased.

Mr. Koeper discussed the specific increases regarding the parking garage and potential ways to reduce costs. A reduction of $6 million could be achieved if below grade parking located under the park area is removed.

Mr. Stuckey explained that the team wanted to specifically bring the parking component before the Board because of the increased cost and for guidance.

Mr. Koeper explained that Option A, a reduction in 85-90 spaces, would reduce overall cost by $6 million and decrease construction completion time. Different options were discussed with Option A providing the highest cost reduction for the overall project.

Mr. Hilty noted that the current design shows a net increase of 128 parking spaces with Option A showing a net increase of 32 spaces. Option A is a significant change to available parking spaces, once the project is completed.

Mr. Stuckey stated that parking is not equal in Franklin as the proposed parking spaces provide needed parking in the heart of downtown. With Option A, the removal of 85-90 parking spaces in the city hall parking garage, there will be less public parking spaces available in the 2nd Avenue garage.

Mayor Moore requested the Aldermen consider Option A and the cost reduction it provides for the parking garage against the current design that maintains the maximum number of parking spaces.

Alderman Brown stated that the price of land and materials continue to go up. What will be the cost of additional parking, 10 years from now, if we don't take the opportunity to maximize parking while the City Hall project is under construction?

Alderman Burger agreed with Alderman Brown and stated that the city will regret not moving forward with the most amount of parking possible in the garage. Parking is a problem in downtown Franklin.

Alderman Caesar stated that, overall, he hates to see the overall project cost go above $100 million and asked for clarification of the estimates provided. Alderman Caesar also stated that he would like to see other areas where costs can be saved in addition to the parking garage as a commitment has been made to voters that the City Hall project would not go beyond $100 million. Is it possible to add the below grade parking (below the park) in the future?

Mr. Koeper reminded the Board that the estimate was completed based on 50% of design development. One estimate was completed by an outside party for comparison to our own estimate. It would be very expensive to add underground parking later.

Alderman Petersen mentioned her security concerns in parking garages and especially an underground parking area. Because of the water level concerns, Alderman Petersen stated she is not crazy about underground parking.

Vice Mayor Potts stated that he agrees with Aldermen Brown and Burger and is in support of keeping the parking spaces as originally designed. Alderman Potts also asked if the city has a report or firm evidence regarding the water levels for this area.

Mr. Stuckey explained that geotechnical reviews have been completed and can be provided to the Board, if necessary, or the design team can review the results again.

Alderman Barnhill stated that although he doesn't like to think about the cost of the overall project costing $100 million, the Board will be considered short sided if a decision isn't made to move forward with the parking garage as originally designed.

Alderman Blanton stated that Franklin needs to add as many parking spaces as feasibly as possible.

Alderman Petersen further remarked on her concerns about the water table. In the past, there was a bank in Franklin that had a community or banquet room below grade that eventually had to close the space because of water intrusion.

Mr. Stuckey stated that multiple geotechnical studies have been conducted from the beginning of the City Hall project because of water table level concerns. The design team can come up and review the studies for the Board at this time, if necessary.

Alderman Burger stated that technology has improved with more accurate water detection and water determent materials.

Mayor Moore stated that parking will only become more expensive in Franklin and a savings of $6 million sounds great but compared to the expense of adding a parking garage 10 years from now, will be much more expensive.

9. ***Consideration Of Amendment 6 To COF Contract No. 2020-0041, With OHM/Studio 8 Design For Additional Design Services Related To The Park Element Of The Project**

__Sponsors:__ Mark Hilty

The item was acknowledged and is planned for the November 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

10. **Consideration Of Ordinance 2024-37, An Ordinance Approving And Adopting Guidelines To Be Used**

When Considering The Naming Of Public Properties Not Including Streets

Sponsors: Lisa Clayton, Blake Harper

Mr. Stuckey explained that this item follows up a discussion on potential policy relating to the naming framework of public properties. The team has completed additional work on the topic so that the Board can offer guidance on moving forward with the ordinance.

Mr. Harper stated that he has drafted the ordinance based on feedback from the Board. To name an asset after an individual, the individual would need to be deceased for at least three years. City Hall would be the only asset that would not be available for naming.

Ms. Clayton further explained that naming of an asset has nothing to do with sponsorships and naming is permanent.

Alderman Blanton stated that she fully supports the resolution as it documents history and memorializes those who have contributed much to the community.

Vice Mayor Potts asked Mr. Harper how he decided on three years as a cutoff and is the naming in perpetuity.

Mr. Harper explained that based on his research on asset naming throughout cities in the southeast, three years was the average of the results. Also, the resolution accounts for situations that require renaming or removal of an individual's name. The Board has the authority to remove a name through a vote, otherwise the asset naming exists in perpetuity.

Ms. Clayton noted that five years seemed like a long time with three years being typical statewide.

Alderman Petersen noted that John D. Pinkerton was serving as Alderman at the time the park was named after him.

Alderman Barnhill noted that Mr. Pinkerton was very active with the parks department and ball fields.

The item was acknowledged and is planned for the December 10, 2024, Board of Mayor and Aldermen Meeting for consideration on First Reading.

11. Consideration Of Resolution 2024-84, A Resolution To Approve Paid Parking At 127 2nd Ave N

Sponsors: Tom Marsh, Alex Brown, Shanna McCoy

Mr. Stuckey stated that this resolution follows a previous discussion about the Board's ability to provide clarification or relief for the use of paid parking to meet parking requirements for new developments. Item's 11 and 12 are related but each have specifics that should be discussed individually.

Mr. Marsh stated that there are two pending requests for paid parking designations. The property at 94-98 East Main Street (93 required parking spaces & 45 available spaces) and 127 2nd Avenue North (19 required parking spaces with 54 available spaces). As a reminder, the zoning ordinance states that parking shall be free and accessible unless otherwise determined by BOMA. Mr. Marsh discussed three options to address the requests.
Option #1) Deny the requests
Option #2) Approve paid parking after business hours only
Option #3) Approve paid parking with free parking for patrons
Mr. Marsh noted that it would be up to the property owners to manage the paid parking, if the resolution should pass. Staff recommends two conditions:

1. Any change in ownership of the property would require a new agreement and approval
2. A COA would be required from the HZC for signage

Citizen Comments:

Marla Albert, representing Ron Shuff Family Partnership. Ms. Albert explained that they are unable to provide free parking for Shuff patrons as the lot is becoming an island of free parking and is difficult to manage. The lot is basically free parking for the city. Ms. Albert suggested requiring all parking to be paid with a QR code to be scanned for Shuff customers allowing for two hours of free parking.

Alderman Blanton stated that she is in support of the request for paid parking, option #3. The request is fair and sensitive to the property owner's situation.

Aldermen Brown, Caesar, Burger and Vice Mayor Potts also stated their support for option #3.

Alderman Caesar asked Ms. Albert if there were any plans to change the use of their property.

Ms. Albert stated that they had entered a lease with Franklin Butchery that would be partially retail and partially food service.

The item was acknowledged and is planned for the January 14, 2025, Board of Mayor and Aldermen Meeting for consideration.

12. Consideration Of Resolution 2024-85, A Resolution To Approve Paid Parking At 94-98 E. Main Street

Sponsors: Tom Marsh, Shanna McCoy, Alex Brown

Mr. Marsh noted that parking for 94-98 E. Main Street is at a deficit with 93 spaces required and 45 spaces currently available.

Alderman Brown noted his concerns based on feedback from citizens regarding free street parking on 1st Avenue. Businesses in the area rely on the free parking for their patrons. The concern is that if the lot becomes paid parking, the free street parking will be consumed first making it difficult on those customers to find reasonable parking.

Alderman Caesar asked why the city doesn't get involved in the management of the paid parking.

Mr. Marsh explained that parking providers use different software and management systems. The city can reasonably monitor paid parking when the free parking and the paid parking times are specific.

Vice Mayor Potts noted that there are 10-12 free 2-hour parking spaces along 1st Avenue E making it difficult for employees to use the spaces while at work.

Alderman Blanton suggested considering parking carefully to ensure success of businesses and restaurants in downtown. There is more parking available at 94-98 E. Main Street than several other restaurants in downtown.

Alderman Burger stated that the same parking concerns exist for other historic towns. Visitors are required to park where they can and walk to their destination. In some situations, parking space is available once the business closes for the day.

Ms. McCoy explained that the request from the applicant is for 90 minutes of free parking be available for the patrons. Paid parking would be substantially higher to deter others from parking in the available parking area of the business.

Alderman Caesar asked how the applicant will make up the 48 parking spaces needed to meet the parking requirement.

Mr. Marsh explained that for existing structures/renovations in downtown Franklin, the business owner is not required to add additional parking because of existing conditions.

Alderman Petersen asked if Franklin Police officers monitor free private parking.

Mr. Stuckey explained that Franklin Police Officers monitor public parking areas. The question before the Board is what kind of parking, paid or free or a combination of, should used to meet the parking requirements. The Board can allow the business owner to substitute paid parking to meet the requirements whether parking is along the street or in another parking structure.

The item was acknowledged and is planned for the January 14, 2025, Board of Mayor and Aldermen Meeting for consideration.

13. **Consideration Of COF Contract No. 2024-0338, With The Greater Nashville Regional Council For Conducting A Verification Of The Information Obtained From The Special Census Count**

Sponsors: Vernon Gerth, Lori Jarosz, Susan Coleman

The item was acknowledged and is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

14. **Consideration Of COF Contract No. 2024-0362, With Smith Seckman Reid, Inc. For CEI For ITS Infrastructure Expansion**

Sponsors: Paul Holzen, Adam Moser

Mr. Stuckey mentioned that the contract relates to construction engineering inspections for signal update projects.

The item was acknowledged and is planned for the January 14, 2025, Board of Mayor and Aldermen Meeting for consideration.

15. **Consideration Of Procurement Award To The Lakota Group Of Chicago, Illinois In The Total Lump-Sum Amount Of $197,752 For Consulting Services For The City Of Franklin Preservation Plan Update (Purchasing Office Procurement Solicitation No. 2025-004; $200,000 Budgeted In 110-82560-41700 For Fiscal Year 2025; Contract No. 2024-0385)**

Sponsors: Kristine Brock, Emily Wright, Kelly Dannenfelser, Emily Huffer

The item was acknowledged and is planned for the December 10, 2024 Board of Mayor and Aldermen Meeting for consideration.

16. **Presentation Of Annexation Capabilities Analysis And Infrastructure Cost Estimates**

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Mr. Stuckey introduced the item as a follow up to the annexation capability analysis on the drainage basins that surround Franklin. The state has recently approved the updated UGB for Franklin. Based on feedback from the Board, the team will present infrastructure cost estimates per acre related to the drainage basins and provide a framework of understanding so that the Board effectively make decisions on future development.

Mr. Orr stated that three areas (West Basin, Goose Creek Basin and the Mayes Creek Basin) will be discussed regarding development potential and infrastructure needs.
The West Basin with 367 developable acres in the UGB and 2,276 developable acres in the COF limits, existing Fire Station service, sewer availability and key road improvement projects would cost $102,000 per developable acre. About 80% of the developable acreage in the West Basin has been annexed with significant projects underway and entitled. The Mayes Creek Basin with 3,050 developable acres in the UGB, 50 developable acres in the COF limits, major sewer extension and investment needed along with a new Fire Station and road improvements is estimated to cost $99,000 per developable acre. Only 2% of the developable acreage in the Mayes Creek Basin has been annexed with sewer infrastructure unavailable and a new Fire Station needed along with significant road improvements. Goose Creek has 2,400 developable acres in the UGB, 600 acres in COF, gravity sewer nearby/expansion needed, needed road improvement projects with an existing Fire Station is estimated to cost $104,000 per developable acre. Around 20% of the developable acreage has been annexed in the Goose Creek Basin with sewer service nearby and a new Fire Station being recently built. Key considerations when evaluating areas of priority include the proximity and availability of sewer infrastructure and the need for a new south plant to support growth and development. The combined magnitude of cost is about $800 million for all three basins. Mr. Orr provided suggestions when evaluating development requests. One should consider

what decisions have already been made for annexation and infrastructure extensions and where development projects have been previously entitled with city commitments of services. Also, the overall cost of providing services to the basin and the time to market.

Mr. Stuckey added that the goal is to provide the Board with a framework for evaluating requests considering existing entitled projects in the area with the city's ability serve the area at the level that is expected. Ultimately aligning infrastructure with delivery so that development happens at the appropriate time ensuring good long-term decisions.

Mayor Moore noted that cross referencing the CIP projects with each basin should prove to show overlapping projects. As projects move forward, this will be a valuable tool to ensure good decision making by the Board.

Mr. Stuckey provided an example of overlapping projects. A significant portion of the West Basin infrastructure includes the final phase of Mack Hatcher which is a $90 million project that is a responsibility of the State of Tennessee. If you remove Mack Hatcher improvements from the calculations, infrastructure costs for this basin are reduced significantly.

Alderman Barnhill noted that the wastewater treatment plant benefits a much larger area than one specific basin.

Mr. Stuckey stated that the first phase of the wastewater treatment facility is estimated to cost $325 million but will provide capacity to the wastewater entire system. Considering design, permitting, and construction of the new facility, the Board needs to decide relatively soon.

Alderman Burger pointed out the road improvement projects mentioned in the Mayes Creek Basin infrastructure are partially funded by the state or federal government and will ultimately reduce the cost to the city. Also, Alderman Burger noted that land for the West Haven Fire Station was donated which could be investigated for a new Fire Station in the Mayes Creek Basin.

Alderman Brown stated that the most important decision before the Board is the plan for the SE wastewater treatment facility. Moving forward with this facility will affect development decisions throughout Franklin. The treatment facility decision will drive what can or cannot be developed throughout Franklin in the long term.

Mr. Stuckey explained from a staff and consultant perspective information needed to decide on the SE treatment facility has been provided to the Board. Most recently the rate and cost of service details were provided showing how phase 1 completion can be funded for completion in the 9 to 10-year window. The decision on the SE water treatment facility will affect growth in Franklin for the next 15 years and a timely decision is needed.

Vice Mayor Potts stated that Mr. Orr's presentation was the tool he was looking for that provides a framework for infrastructure decision making. One of the top priorities has got to be the completion of SE Mack Hatcher and should be at the top of the list. Vice Mayor Potts agreed with comparing the CIP projects to the basin's infrastructure needs as well as Alderman Burger's land donation suggestion for a Fire Station in the Mayes Creek Basin. Lastly, moving forward with a decision about the water treatment facility needs to be a priority, as stated by Alderman Brown.

The item was acknowledged.

17. Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan

Sponsors: Mark Hilty, Michelle Hatcher

Mr. Stuckey stated that of the four rate structure options discussed at the last Work Session, staff would like feedback on one or two of the options so that further development within the option can completed.

Mr. Hilty discussed four sewer scenarios presented at the last Work Session.
Scenario 1) Existing impact fee (3%) - 4.6%
Scenario 2) 5-year Phase-in ($12K) – 4.0%
Scenario 3) 6-year Phase-in ($18K) – 3.2%
Scenario 4) Full Increase 2026 ($18K) – 2.9%

Mr. Hilty stated that the next step is to complete a rate design which is how the fees would be structured within the Board's preferred option(s).

Mr. Stuckey suggested considering choosing a tailored inflationary index for impact fees that are more appropriately aligned with the industry standard which has historically be closer to 5%.

Mr. Hilty stated that a rate increase on impact fee results in lower service fees.

Mayor Moore stated that the standard had been set with impact fees and should continue in that direction.

Mr. Stuckey stated that the biggest decision is a full commitment to the SE water treatment facility which is what is being heard from the Board. Moving forward on the rate design on one or two of the options is a step in the right direction which will show how phase 1 will be supported once impact fee begin being collected.

Alderman Barnhill stated that his choices would be scenario 2, 5-year Phase-in and scenario 3, 6-year Phase-in.

Aldermen Burger, Brown and Vice Mayor Potts agreed with Alderman Barnhill's suggestion that scenario 2 and 3 being the best options to see the detail of the rate design.

Alderman Blanton stated that she had no comment at this time.

Mr. Stuckey further suggested including a comparison at the current rate level with an adjusted inflationary index targeted at wastewater-specific projects to provide a baseline to assist in evaluation of the other options.

Alderman Caesar requested seeing the increase for rate payers in a dollar amount.

Mayor Moore reminded the Board that the rate and impact fee report from Hazen is available in their packets.

The item was acknowledged.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:54 PM

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Dr. Ken Moore, Mayor

Minutes Prepared by Eydie Hassell, reviewed by Cayce Anderson, Deputy City Recorder, City Administrator's Office - 12/9/24, 9:09 AM