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

City of Franklin

Meeting Minutes

Work Session

Tuesday, February 25, 2025	4:30 PM	Board Room

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 04:31 PM

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

Board Members Absent: None

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

CITIZEN COMMENTS

Comments on agenda items may be made in person 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. **Development Activity Report**

Sponsors: Michael Walters Young, Katherine Harelson

Ms. Harelson presented the final quarterly development activity report for 2024. Permits issued in 2024 include: 1,228 building permits, 5,408 trade permits, and 323 fire permits issued. Overall impact fees for 2024 have shown a significant increase which indicates an increase in permitting of multifamily and commercial developments in 2024. The total amount collected through building permits totaled over $778 million, showing an increase of 28% from 2023.

Regarding housing in 2024, 1,003 dwelling units were permitted, which is an increase of 600 from 2023. The increase was mostly due to the multifamily developments, but single-family and townhome permit numbers remain solid.

Boards and Commissions allow opportunities for the city staff to interact with the community regarding the development process. The Development Services Advisory Commission offers guidance on how to improve the city's development processes. The Building and Streets Standards Board of Appeals is a technical body tasked with determinations relating to the application and interpretation of the city's technical codes. The Stormwater Appeals Board is a technical body created to hear and govern appeals of Stormwater Notices of Violation and can grant variances to provisions of the Stormwater Management Ordinances. Ms. Harelson noted that staff works closely with the community so that differences can be solved before there is a need to convene. The Building and Streets Standards Board of Appeals and Stormwater Appeals Board both meet on an as-needed basis.

Alderman Caesar asked when the last time the Stormwater Appeals Board met.

Alderman Petersen stated that there was a meeting in 2024, but it was not regarding a project.

Ms. Harelson stated that she could compile this information and make it available to Alderman Caesar.

2. **Consideration Of Event Permit For Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 26-27, 2025**

Sponsors: Milissa Reierson, Monique McCullough

Public Comment:

Diane Bledsoe, 174 Lancaster Drive, Franklin, TN: Ms. Bledsoe stated that her business, the Franklin Bake House, and on festival weekends, the bus drop off is just past their location at 100 East Main Street. People get off the buses and head the other direction, resulting in very little business during the festival. Also, the kids' zone is very close to the area. The combination of both creates a huge drop in business on festival days. Ms. Bledsoe asked if there was a way to rethink the drop-off location.

Mayor Moore noted that Ms. McCullough is taking notes to see if Ms. Bledsoe can be accommodated.

The item is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

3. **Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation At Bicentennial Park On October 4, 2025**

Sponsors: Lisa Clayton, Milissa Reierson, Monique McCullough

The item was acknowledged and is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

4. **Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 25, 2025**

Sponsors: Milissa Reierson, Monique McCullough

The item was acknowledged and is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

5. **Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 13 - 14, 2025**

Sponsors: Milissa Reierson, Monique McCullough

The item was acknowledged and is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration.

6. ***Consideration Of Resolution 2025-14, A Resolution To Award The Construction Contract (COF Contract No. 2022-0057) For The Sanitary Sewer Cleaning And Inspection Contract To Video Industrial Services, Inc. In The Amount Of $1,097,100**

Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

The item is planned for the February 25, 2025 Board of Mayor and Aldermen Meeting for consideration.

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

Sponsors: Mark Hilty, Michelle Hatcher

Mr. Stuckey explained that this is a follow-up to the cost-of-service discussions relating to water and sewer rates. The options have been further refined to narrow down to a couple options that are most viable to support and deliver the South Plant by 2035. To deliver the plant by the target date, it is necessary to have the financial structure in place to support on-time delivery. The sooner a final decision on the rate structure is in place, the sooner the city builds the capacity to support and deliver the plant in ten years. Mr. Stuckey explained funding sources include rate-funded capacity and impact fee capacity, which will directly affect how much debt the city incurs. Staff would like guidance from the Board on how to effectively support and deliver the project by 2035, considering the impact on the rate payers. All the options will deliver the project. It's a matter of the Board deciding what the structure will look like.

Fernando Aranda, Hazen and Sawyer. Mr. Aranda explained that the difference between what was presented in the last meeting and what will be presented in this meeting is that the option costs will be considered for longer terms. To meet the demand of 17,000 new SFRUs by 2041, the city will need 6 MGD of expansion to the South Plant at a cost of $324M. Planning for utility expansion occurs before customers are present, so that you have the capacity when demand is needed. From this point, it is a matter of balancing risk between rate payers and impact fees with the goal of finding that ideal middle ground of not depending too much on rate payers (service fees) versus impact fees. The four options include: 1) maintaining the existing fee structure with inflationary costs along with a 3.8% increase in ENR, 2) a three-year phase-in from 2026-2028 ($9K), 3) a five-year phase-in from 2026-2030 ($12K), and 4) a six-year phase-in from 2025-2030 ($18K). The projected monthly sewer bill for rate payers by 2033 at 6K gallons of use considering the four phase-in scenarios are: $81.11, $84.95, $86.92, and $89.95, respectively.

Mr. Stuckey explained that from an administrator's perspective, the two options in the middle (options #2 and #3) seem to be the most viable choices, avoiding the extremes on one end or the other by not depending too much on the ratepayer or too much on impact fees. With significant costs expected, increasing the impact fee would be recommended with the goal of revisiting the fees (rate payer and impact fees) structure every five years to reassess the balance between the two. Moving toward assigning more costs to the impact fee makes sense, but not to the extreme. The middle two scenarios (three-year and five-year) phase-in would be the recommendation from staff.

Alderman Brown stated that looking at slide number six, the rate increases for all the scenarios are nominal and were expected to be significantly higher. In response, Mr. Aranda stated that the expected growth helps to curb the rate increases and an increase to the impact fees could further change the service fees per month too.

Alderman Blanton stated her concerns about increasing sewer impact fees on top of the recent road impact fee increase. She noted that the city shouldn't rely too heavily on continued growth. Alderman Blanton asked if the service increase would impact all Franklin citizens. Mr. Aranda stated yes, all citizens would see an increase.

Alderman Baggett stated that he leans toward the two middle scenarios. He wants to avoid increasing the impact fee on the front end, considering the recent increase in other impact fees. Alderman Baggett asked Mr. Aranda for his recommendation on the scenario that best balances fee increases while also providing the appropriate amount of support for the new plant. Mr. Aranda stated that he would choose one of the two scenarios in the middle that would provide the financial structure to get the city where it should be to cover costs for the new plant. Mr. Stuckey noted that the chart showing Franklin in the middle in relationship to other municipalities' sewer costs keeps Franklin in a competitive range. Alderman Baggett stated that Franklin could move closer to the lower end once Murfreesboro, Spring Hill, Brentwood, and Rutherford County are adjusted for the 3.8% ENR. Mr. Aranda added that growth is good for the city. As new customers are added to distribute the costs, it would cause the increases to be lower. A municipality with very little growth is likely to see higher increases in monthly fees.

Alderman Caesar pointed out that the last slide shows the current service fees per month for Franklin citizens, and in 2033, depending on the scenario, the monthly fees could be between $81.11 on the low end and $89.95 on the high end. Mr. Aranda confirmed that is correct. Alderman Caesar also noted that if growth continues to be constant, the rate payers' fees increase would reflect inflationary costs, but if growth slows down, the rate payer could be faced with higher rates. Conversely, an increase in growth could lower rate payer fees. Mr. Aranda stated yes, but the city might also have to speed up expansion if growth increases rapidly.

Mr. Stuckey added that on the other hand, slower growth slows the need to deliver the plant quite as quickly, reducing the need to be more aggressive with fee increases. This is a safety mechanism that self-corrects itself depending on the situation.

Lastly, Alderman Caesar asked if the rate payer would see an enhancement in service due to the increase in fees.

Mr. Stuckey stated that the city will have a higher-performing water reclamation function that is among the very best in the industry. The plant will allow the city to augment the amount of drinking water in the reservoir if the city chooses to do so, using the best and highest performing technology. The system will be more sustainable and viable in the long-term.

Vice Mayor Potts stated that depending on how the Board chooses to implement the fee structure, it will be important to revisit and reevaluate after a certain time. Vice Mayor Potts agreed with Alderman Blanton regarding the impact fee increases.

Mr. Stuckey explained that three to five years makes the most sense, so that enough time has passed to see the impact and to understand the trend.

Vice Mayor Potts noted that he would support the three-year phase-in process and then evaluate in three to five years.

Alderman Barnhill stated that he has concerns about citizens who have lived in Franklin for years being responsible for the cost of the treatment plant. Development should pay for itself.
Mr. Aranda stated that in the most progressive scenario, payment for almost all the plant is paid for through the $17,000.

Alderman Baggett noted that he agrees with Alderman Barnhill, but he's come to understand that the city cannot take out any debt based on the impact fees that are paid by new growth. The only method of collection the city has is through ratepayers, and even with the most aggressive scenarios, there is some level of debt. Mr. Aranda pointed out that this is one of the reasons to balance the risk between rate payers and impact fees because decisions must be made based on assumptions of how growth is going to behave.

Alderman Petersen stated that it would be nice to compare the historical rates and impact fee increases of the past to see how the numbers line up to the numbers in the four scenarios.

Mr. Stuckey stated that generally staff provides water and sewer numbers from previous years when looking at budgets and projections. Staff can compile a list and make it available to the Board.

Mr. Aranda stated that the city has done a good job of keeping the increases in the single digits over the years.

Mayor Moore stated that he would agree that the middle two scenarios would be the best course of action and asked Mr. Aranda how fast the city could accelerate the debt service coverage to be in a better financial position. Mr. Aranda explained that the 5.7% increase is needed during the first two years to ensure the debt service coverage is met and after the first two years, the percentage increases are relatively close when comparing the four scenarios. Mayor Moore noted that over the years, rate increases have been across all customer types. Mr. Aranda confirmed that this is correct.

Mr. Stuckey asked for more clarity from the Board as three scenarios have been mentioned and having more specific feedback will help guide the Board to a final decision.

Mayor Moore noted that he leans more toward the 3-year phase-in (option 2) or 5-year phase-in (option 3).

Alderman Brown noted that he favors option 2 or 3 and, because there is such a minimal difference between them, he favors option 2.

Alderman Burger stated option 2 would be her choice but would like to see more information on option 3.

Alderman Baggett noted his choice would be option 3 because it is essentially option 2 with a 5-year phase-in timeframe with the understanding the Board would revisit and discuss after option 3 had been implemented for at least 3 years. If growth continues at a rapid pace, Alderman Baggett stated he would be open to increasing to $18,000 after year 3, putting more of the expense on new growth.

Vice Mayor Potts stated that he agrees with Alderman Baggett.

Alderman Barnhill noted his concerns about the ability to make adjustments to the rates, once plant construction begins.

Mr. Stuckey stated that construction would take three years, beginning in 2031.

Alderman Blanton and Alderman Caesar agreed with Alderman Baggett's choice of option 3.

Alderman Petersen stated that she didn't know which option would be the best choice.

8. ***Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision). Establishing A Public Hearing For March 25, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

The item was is planned for the February 25, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

9. **Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard. Establishing A Public Hearing For March 25, 2025**

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

The development plan proposes new development in the existing surface-parking lots at Cool Springs Galleria, providing 84,555 square feet of new restaurant and retail space as well as 600 multifamily units and a 120-room hotel. The Cool Springs Galleria is within the regional design concept of Envision Franklin, which are high activity centers that bring in both employment and commercial traffic. Overall, the plan meets the recommendations of Envision Franklin with slight changes to better meet Envision Franklin. Considering the mall was built over 30 years ago, it has fulfilled its intended purpose and to follow Envision Franklin would require wiping the site clean. Mr. Bryan finished by stating that staff and FMPC recommend approval of the ordinance and resolution.

Scotty Bernick, Landscape Architect/Vice President of RaganSmith: Mr. Bernick stated that originally the project was a single-phase project that has evolved to a multi-phase masterplan focused on supporting the existing Galleria Mall. Through the planning process, the goal has been to be consistent and compliant with Envision Franklin. Rezoning to a PD became made it more Envision Franklin compliant and better suited for the unique site. Feedback from the Joint Conceptual Workshop and staff indicated a need for more civic space, public/private partnership for road improvements, additional parking structure and a preference for buildings to have fewer than 12 levels. Road improvements internally to the site include improvements to Galleria Boulevard and Baker's Bridge, signal timing at Mallory Lane and Crossroads Boulevard, and realignment at the intersection of Mallory Lane and Nichol Mill Lane. The changes to the plan include the removal of single-level buildings, opting for more vertical development of multifamily mixed-use buildings. Also, the inclusion of open space with closer pedestrian connections to the Galleria buildings have been included in the plan. Buildings would not exceed eight levels and would stairstep internally from eight levels, to seven, and to five levels at the outer edges of the site, providing gradual transitions.

Jon Meshel, CBL Properties: Mr. Meshel stated that CBL is excited to be in front of the Board with a project to reinvest and support the Galleria Mall. CBL is appreciative of the years of partnership with the city going back to 1988 and believes this project will sustain the Galleria Mall, bring it forward, and thwart competition locally and regionally.

Alderman Brown stated that the most significant concern he has about this project and the entire Cool Springs corridor is the need for a transit plan. The Transit Authority is currently working on a plan but reliance on the existing road structure to support this redevelopment will not be enough. Without a significant transit plan, Alderman Brown stated that he's concerned about moving forward with this large project too soon. Although the process may slow down, the Cool Springs area desperately needs a small area plan. Mayor Moore noted that there will be a transit study.

Alderman Burger agreed with Alderman Brown regarding the need for a well-planned transit strategy along with a carefully organized masterplan. Top-notch design is important for this area of Franklin. It needs to be viable and competitive with other local retail hubs. Alderman Burger noted the importance of open green space and asked how much space will be dedicated to this area.

Vice Mayor Potts stated that he is appreciative of what the mall provides to the city, but this redevelopment must be well planned with every aspect considered. We cannot allow what has happened to other malls in the area to happen to the Galleria Mall. There are concerns about traffic, especially during the holiday season, as exit ramps back up onto I-65 at Moore's Lane/Galleria Boulevard and at Cool Spring Boulevard. Vice Mayor Potts agreed with the massing and height of the buildings along with restaurants and building types, but noted more open space is needed for walking, biking and scooters. Franklin expects design to be better than good, it should be great. Lastly, Vice Mayor Potts stated, regarding transit issues, that he envisions as many as twelve different stops around the Galleria property.

Alderman Barnhill asked the applicant what the infrastructure is, and what the applicant expects the infrastructure to be? This mall will not survive if the right kind of attention and consideration is given to this redevelopment project.

Alderman Baggett stated that traffic is a real concern now and in the future, as it took him 25 minutes to travel a quarter of a mile in Cool Springs. Regarding design, Alderman Baggett suggested the applicant watch the discussion and design iterations of the apartment complex on the corner of Mack Hatcher and Cool Springs Boulevard to see current, relevant, up-to-date design.

Alderman Burger stated that the infrastructure includes improvements to Mallory Lane, Baker's Bridge and Crossroads Boulevard, and attention must be made to existing apartments close to the mall so that people can walk. A complete infrastructure plan needs to be created and studied to find out where the priorities are for improvements.

Mayor Moore thanked CBL for their continued partnership with the exciting new redevelopment around the Galleria Mall and for their consideration of the road improvements that will be necessary to make the project successful.

The item is planned for the March 25, 2025 Board of Mayor and Aldermen Meeting for consideration for Public Hearing.

10. **Discussion Of An Agreement With Cool Springs Expansion Land, LLC (Galleria Commercial Complex PUD Subdivision) For A Public Private Partnership To Deliver Mallory Cool Springs Blvd And I-65 Ramp Improvements**

Sponsors: Paul Holzen, Jimmy Wiseman

Mr. Stuckey explained that to facilitate redevelopment and reinvestment in the Galleria Mall area, additional assistance will be necessary through a public/private partnership. Staff has been working with the mall and CBL about what the partnership will look like and have three options to discuss with the Board about how to proceed with this project.

Mr. Gerth stated that along with the highly ranked capital improvement project for Mallory Lane and Cool Springs Boulevard intersection, there are other improvements necessary for this project to be viable. Through a potential public/private partnership with CBL, long-needed improvements could be completed. Mr. Holzen will outline those additional improvements and present three options to the board for discussion and guidance.

Mr. Holzen noted that the CIP for Mallory Lane and Cool Spring Boulevard was set at a cost of $4.7M and will support existing development and existing businesses in the Cool Springs area. The additional scope of improvements extends from Spring Creek all the way to Cool Spring Boulevard and involves signal modifications, entrance ramp widening and an additional southbound travel lane (Cool Springs Blvd. & Mallory Ln.), additional southbound left turn lane and ROW acquisition (Cool Springs Blvd. & Mallory Ln.), closure of the median along Mallory Lane and elimination of the left turn movements, the addition of a southbound lane and ROW acquisition (Mallory Lane between Mallory Station & Cool Springs Blvd.), and an additional northbound right turn land and ROW acquisition (Mallory Land & Cool Spring Blvd). These additional improvements will reduce the current intersection failures along Mallory Lane. Mr. Holzen summarized the options for the Board to consider.

1. Reject the development.
2. Proceed with a partnership with CBL/City to help deliver the project with certain understandings, including the city to pay for construction costs, utility relocations (total cost estimate of $6M) and contributions of reimbursable arterial Road Impact Fees for Phase I in the amount of $1.2M.
3. Require the developer to complete Mallory Lane and Cool Spring Blvd. improvements with reimbursement only of the impact fees paid by the development with no reimbursement for utility relocation.

Staff recommends moving forward with the development agreement with option number two since the road improvement project is ranked number five in the capital improvement projects.

Alderman Brown stated that the road improvements are needed whether the Galleria project moves forward or not and does not negate the need for a viable transit plan to move people in and around Cool Springs. Alderman Brown further noted that he supports option number two.

Alderman Petersen also supports option number two.

Alderman Barnhill stated that enough money cannot be spent to catch up with infrastructure needs in that area.

Alderman Baggett asked how the city got to be in this situation. Mr. Gerth explained that Franklin is a desirable place to live, work and raise a family and people want to live here. For years, Cool Springs has been a destination, but now property owners like CBL are faced with reinventing themselves, and staff is faced with thinking more creatively about how to create a revenue streams to make the needed infrastructure improvements.

Mr. Stuckey explained that staff used feedback from BOMA and from the Planning Commission to create a plan that was more feasible. The intent was not to build more buildings to help mitigate road improvement costs.

Alderman Baggett stated that he can support option number two.

Mayor Moore pointed out that because of the residential units included in the redevelopment plan, this will ensure support for the mall.

Vice Mayor Potts stated that the infill opportunity of the proposed housing options allows individuals to live where they work and reduce traffic, and he supports option number two.

Alderman Burger noted that the infrastructure should be addressed aggressively. Pedestrian safety should be considered as well. Alderman Burger also stated her support for option number two.

Alderman Caesar asked if there were other developments on the horizon in the Cool Springs area that could help fund infrastructure improvements. He believes the city should move forward with road improvements regardless of the status of the mall redevelopment project.

Mr. Gerth noted that CBL could deliver the road improvements faster and more cost effectively than the city.

Mr. Walters-Young stated that there is $134M of unplanned money that could be used as a funding source. Because road improvements would add capacity, road impact fees would also be a funding source along with the general fund cash. In the financial model, keep in mind that $77M of road impact fees are assumed for the next 10 years based on the new schedule and that growth continues.

The item is planned for the March 25, 2025 Board of Mayor and Aldermen Meeting for consideration.

11. **Consideration Of COF Contract No. 2024-0383, With CBL Properties For Parkland Impact Fee And Construction Agreement For Cool Springs Galleria PUD Subdivision**

Sponsors: Lisa Clayton, Heather Eusebio

The item was acknowledged and is planned for the March 25, 2025 Board of Mayor and Aldermen Meeting for consideration.

12. **Consideration Of Ordinance 2024-52, An Ordinance To Amend The City Of Franklin Municipal Code, Section 8-209, To Clarify The Types Of Beer Permits That May Be Issued By The Beer Board**

Sponsors: Jessica Davey, Blake Harper

Ms. Davey explained that this ordinance does not grant additional authority to the Beer Board or take away authority but seeks to clarify and consistently state in the municipal code the types of permits the Beer Board is authorized to issue. Ms. Davey noted that the ordinance does include microbreweries and breweries.

The item is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

13. **Discussion Of The Potential Central Franklin Parking Study**

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Adam Moser

Mr. Orr stated that at the November 12, 2024 Work Session, downtown paid parking was discussed. At that time, several aldermen spoke in favor of evaluating the balance of paid and unpaid parking and potential zoning changes. As a result, Mr. Orr explained that the proposed study would build on the results of the 2018 parking study looking at a broader area of downtown Franklin. Four objectives were decided upon after internal meetings. These include: paid vs. unpaid parking, zoning requirements, special events, and corridors of interest. Should the Board choose to move forward with the study, the timeline could coincide with the beginning of the fiscal year 2025-2026 with an estimated cost of $250,000. Questions for the Board to consider include whether to move forward with the study and, if so, what other objectives should be included and when to begin the study.

Alderman Blanton stated that beginning a parking study now may not provide the most accurate results with the city hall being under construction.

Alderman Caesar stated that he appreciates the speed in which staff moved forward with compiling the information. Although hesitant to move forward at this time, Alderman Caesar stated that employee parking should be a component to be considered.

Alderman Brown stated that the cost of hiring a consultant was very expensive and suggested including the Factory as part of the study area.

Alderman Burger stated that it is too soon to begin a study for that amount of money, the city should receive an intact plan of logistics and an implementation plan.

Alderman Baggett suggested using the data compiled in the 2018 and 2022 parking studies to move toward some sort of policy on parking and to not "kick the can on down the road." The city needs to address parking issues.

Vice Mayor Potts stated that for $250,000, the city should know exactly what the money will provide once the study is complete and suggested looking at the parking garage on 2nd Avenue now that city staff is not parking in the garage.

Mayor Moore suggested moving forward with the parking study.

Alderman Burger suggested completing the parking study in phases.

Alderman Barnhill suggested the parking study is premature considering the large area that will be under construction for the new city hall.

14. **Discussion Regarding Reducing The Cumulative Time-Frame For Substantial Improvement/Damage In The City Of Franklin Floodplain Regulations**

Sponsors: Alex Brown, Shanna McCoy

Ms. McCoy explained that the purpose of this discussion is to provide information to BOMA concerning current substantial improvement/damage in COF Floodplain Regulations. Currently, there is a five-year cumulative timeframe requirement, and staff is looking at a potential amendment to reduce it to a shorter timeframe. The reduction in the cumulative timeframe will allow homeowners to make improvements over a shorter timeframe.

Mr. Stuckey stated that the main reason this is before the Board is that the cumulative window is five years and a reduction of the time allotment would allow homeowners more flexibility on how often changes can be made. A roof or new HVAC system must be included in the cumulative total.

Alderman Baggett stated that he believes this is a good idea for those who live in the floodplain because many live in fear that improvements will exceed the total allowed. It seems fair to allow a shorter cumulative timeframe and makes it easier for people to simply maintain their homes.

15. **Discussion And Presentation Of 10 Year Capital Investment Plan Projects Related To Growth Impact**

Sponsors: Paul Holzen

The item will be discussed at a future Work Session.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 7:04 PM

Dr. Ken Moore, Mayor

DRAFT Minutes Prepared by Eydie Hassell and Reviewed by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 3/4/2025, 4:58PM