AGENDA
City of Franklin, Kentucky
City Commission

January 13, 2020
Regular Meeting – 12:00 Noon

City Hall Meeting Room
117 West Cedar Street
Franklin, Kentucky

I. Call to Order and Member Roll Call

II. Opening Prayer

III. Approval of Minutes
   - Approval of Minutes of December 9, 2019 Regular Meeting
   - Approval of Minutes of December 17, 2019 Special Called Meeting

IV. Recognitions

V. Hear the Public
   - John Estes

VI. Community Services
   - Update from Franklin-Simpson Fire Department
     Presenter: Leslie Goodrum, Fire Chief

VII. General Government
   - Discussion and/or possible action regarding Proposed Rezoning Ordinance 5.0 Acres North of 6007 Bowling Green Road
     Presenter: Scott Crabtree, City Attorney

   - Discussion and/or possible action regarding 2019 Mowing and Costs
     Presenter: Steve Akin, Public Works Scheduler

   - Discussion and/or possible action regarding 2019 Code Fines and Liens
     Presenter: Cathy Dillard, City Clerk

   - Discussion and/or possible action regarding Abandon Urban Property (AUP)
     Presenter: Daniel Reetzke, Tax Collector

   - Discussion and/or possible action regarding 2020 Proposed Commission Meeting Dates
     Presenter: Kenton Powell, City Manager
VIII. Public Services

IX. Public Safety

X. Utilities

• Discussion and/or possible action regarding Award of Bid for Purchase of Service Truck
  Presenter: Shaunna Cornwell, Finance Director  Pg. 77

XI. Ordinances

• Second Summary Reading of Ordinance No. 2019-030 titled: An Ordinance Amending the
  Annual Budget for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020 by
  Estimating Revenues and Appropriations  Pg. 86

• First Summary Reading of Ordinance No. 2020-001 titled: An Ordinance Rezoning
  Approximately 5.00 Acres Immediately North of 6007 Bowling Green Road from A-1
  (Agriculture) to I-2 (Heavy Industry)  Presenter: Cathy Dillard, City Clerk  Pg. 88

XII. Executive Session

LAND ACQUISITION – Deliberations on the future acquisition or sale of real property by a public agency
where publicity would be likely to affect the value of a specific piece of property to be acquired for public use
or sold by a public agency {KRS 61.810(1)(b)}

LITIGATION – Discussion of proposed or pending litigation {KRS 61.810(1)(c)}

XIII. City Attorney Reports

XIV. City Manager Reports

XV. Other Commission Business

XVI. Adjournment
MINUTES OF REGULAR SESSION
OF THE
CITY OF FRANKLIN
CITY COMMISSION

December 9, 2019

City Hall
117 West Cedar Street
Franklin, Kentucky

The Franklin, Kentucky City Commission met in Regular Session at 12:00 Noon, Monday, December 9, 2019, in the City Hall meeting room located at 117 West Cedar Street, Franklin, Kentucky.

Members attending were as follows:

   Mayor Larry Dixon                  Present
   Commissioner Jamie Powell          Present
   Commissioner Herbert Williams      Present
   Commissioner Brownie Bennett       Present
   Commissioner Wendell Stewart       Present

Others present included City Manager Kenton Powell; City Attorney Scott Crabtree; City Personnel Director/Deputy Clerk, Rita Vaughn; City Finance Director, Shaunna Cornwell; City Police Chief, Roger Solomon; Public Works Superintendent Chris Klotter; City Clerk, Cathy Dillard; Franklin Favorite/WFKN media representative, Keith Pyles; Kenny Massey, Darrell Mallory and Trent Coffee.

Mayor Dixon called the meeting to order at 12:00 Noon, and Dr. John Whitaker of Franklin First Baptist Church offered the opening prayer.

APPROVAL OF MINUTES

Motion was made by Commissioner Powell and seconded by Commissioner Bennett to approve the minutes as presented of the November 25, 2019, regular meeting of the Franklin City Commission.

Voting aye: All. Motion carried unanimously.

RECOGNITION

On Saturday, December 7, 2019, the City of Franklin announced that Darrell Mallory was named the 2019 City of Franklin Employee of the Year. The Commission recognized Darrell...
today and commended him for his continued commitment to the citizens of Franklin, his work ethic and leadership qualities.

GENERAL GOVERNMENT

Shaunna Cornwell, City Finance Director, asked the Commission to consider approval of the purchase of a service truck for the Public Works Department. Invitation to Bid #2020-02 for the Purchase of a 2020 Ford F-250 Crew Cab 4X4 Diesel was advertised and the bid opening was held on Tuesday, November 26, 2019. One sealed bid was submitted by Hunt Ford and the State Bid price with Paul Miller Ford in Lexington, KY through the State procurement process. The result of the bids were as follows: Hunt Ford $44,644.00 and Paul Miller Ford $48,086.00. Cornwell recommended to award the bid to Hunt Ford based on the bid results.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to award the bid for the Public Works Department service truck to Hunt Ford in the amount of $44,644.00 and authorized the Mayor to sign any and all documents necessary for this purchase.

Voting Aye: All. Motion carried unanimously.

Shaunna Cornwell, City Finance Director, presented the Commission with the proposed ordinance to amend the Fiscal Year 2019-2020 budget. Cornwell provided the Commission with a discussion highlighting amendments to capital projects and operating expenditures.

Commissioner Powell and Commission Williams asked to sponsor the proposed ordinance with first reading taking place during the ordinance portion of the meeting.

City Manager Kenton Powell asked the Commission to consider a commitment to assist with funding for the Small Business Development Center administered through Western Kentucky University’s Research and Development Center. Judge Executive Mason Barnes recommended the County, City, Chamber of Commerce and F-S Industrial Authority equally share the total cost of $5,189.00 for a total commitment of $1,297.25 each.

Motion was made by Commissioner Stewart and seconded by Commissioner Powell to approve to share funding for Simpson County’s portion of the Small Business Development Center administered through Western Kentucky University’s Research and Development Center in the amount of $1,297.25.

Voting Aye: All. Motion carried unanimously.

City Manager Kenton Powell asked the Commission to consider appointment and/or reappointments of members to community Boards follows:
Franklin-Simpson Parks Board – Lisa Bashant – Reappointment for a four (4) year term to expire 12/31/2023;

Franklin-Simpson Planning & Zoning Commission – Craig Mylor and George Weissinger – Reappointment for a four (4) year term to expire on 12/31/2023;

Franklin-Simpson Planning & Zoning Board of Adjustments – Hunter Bowen – Appointment of a four (4) year term to expire on 12/31/2023;

Franklin-Simpson Code Enforcement Board – Jill Broderson – Reappointment for a four (4) year term to expire on 12/31/2023; and Ronnie Clark – Appointment for a four (4) year term to expire on 12/31/2023.

Motion was made by Commissioner Bennett and seconded by Commissioner Powell to appoint and/or reappoint the members to the Boards as above indicated and incorporated herein by reference.

Voting Aye: All. Motion carried unanimously.

City Attorney Scott Crabtree asked the Commission to consider approval of a professional services contract for a Level III Building Inspector pursuant to action taken at the regular joint meeting of the Franklin City Commission and Simpson Fiscal Court on September 3, 2019.

Motion was made by Commissioner Williams and seconded by Commissioner Powell to approve the professional services contract for a Level III Building Inspector between the City of Franklin, the County of Simpson and Donnie Thompson and to further authorize the Mayor to sign the contract on behalf of the City of Franklin.

Voting Aye: All. Motion carried unanimously.

Public Works Director Chris Klotter asked the Commission to consider approval to surplus the following items: a Fox Vertical 60” Baler, a Galvanized and Corrugated Steel Hopper Bin Dry Storage and a 2012 Wood Dryer Used for Pallets.

Motion was made by Commissioner Stewart and seconded by Commissioner Powell to approve for surplus a Fox Vertical 60” Baler, a Galvanized and Corrugated Steel Hopper Bin Dry Storage and a 2012 Wood Dryer Used for Pallets and to further authorize the Mayor to sign any documents necessary to complete the sale of these items.

Voting Aye: All. Motion carried unanimously.
ORDINANCES

City Clerk Cathy Dillard provided second summary reading of the following ordinances:

Ordinance No. 2019-025 titled: An Ordinance Of The Board Of Commissioners Of The City Of Franklin, Kentucky, Authorizing The Grant Of An Inducement For The Acquisition And Construction Of A Project Pursuant To The Kentucky Business Investment Program (KRS 154.32-010 To 154.32-100) Whereby The City Agrees To Forego The Collection Of The One Percent (1%) City Occupational License Fee On Wages From Stark Truss Company, Inc. That Would Otherwise Be Due With Respect To Project Employees, Which Amounts Shall Be Collected And Remitted To The City To Be Refunded Upon Employer’s Request Over A Term Of Not Longer Than Ten (10) Years From The Activation Date Established By Said Program; And Taking Other Related Action

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to approve Ordinance No. 2019-025 and was unanimously approved by the following roll call vote:

Mayor Dixon Yes Commissioner Bennett Yes
Commissioner Powell Yes Commissioner Stewart Yes
Commissioner Williams Yes

Ordinance No. 2019-026 titled: An Ordinance of the City of Franklin, Kentucky Amending Sections 8.2.3, 8.15.3 and 8.16.2 and Adding Section 9.8 to the Zoning Regulations

Motion was made by Commissioner Powell and seconded by Commissioner Williams to approve Ordinance No. 2019-026 and was unanimously approved by the following roll call vote:

Mayor Dixon Yes Commissioner Bennett Yes
Commissioner Powell Yes Commissioner Stewart Yes
Commissioner Williams Yes

Ordinance No. 2019-027 titled: An Ordinance Re3zoning a 95 Feet by 500 Feet Lot Located on the South Side of East Cedar Street from R-1 (Single Family) to B-2 (General Business)

Motion was made by Commissioner Stewart and seconded by Commissioner Williams to approve Ordinance No. 2019-027 and was unanimously approved by the following roll call vote:

Mayor Dixon Yes Commissioner Bennett Yes
Commissioner Powell Yes Commissioner Stewart Yes
Commissioner Williams Yes
Ordinance No. 2019-028 titled: An Ordinance Rezoning Approximately 40.1657 Acres at the End of Claiborne Circle Located at the End of Lexington Place Subdivision From R-1 (Single Family) to R-1S (Single Family Residential District)

Motion was made by Commissioner Bennett and seconded by Commissioner Powell to approve Ordinance No. 2019-028 and was unanimously approved by the following roll call vote:

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<thead>
<tr>
<th>Mayor Dixon</th>
<th>Yes</th>
<th>Commissioner Bennett</th>
<th>Yes</th>
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<tbody>
<tr>
<td>Commissioner Powell</td>
<td>Yes</td>
<td>Commissioner Stewart</td>
<td>Yes</td>
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<tr>
<td>Commissioner Williams</td>
<td>Yes</td>
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Ordinance No. 2019-029 titled: An Ordinance Of The Board Of Commissioners Of The City Of Franklin, Kentucky, Authorizing The Grant Of An Inducement For The Acquisition And Construction Of A Project Pursuant To The Kentucky Business Investment Program (KRS 154.32-010 To 154.32-100) Whereby The City Agrees To Forego The Collection Of The One Percent (1%) City Occupational License Fee On Wages From Gehret Gage, LLC, That Would Otherwise Be Due With Respect To Project Employees, Which Amounts Shall Be Collected And Remitted To The City To Be Refunded Upon Employer’s Request Over A Term Of Not Longer Than Ten (10) Years From The Activation Date Established By Said Program; And Taking Other Related Action

Motion was made by Commissioner Powell and seconded by Commissioner Stewart to approve Ordinance No. 2019-029 and was unanimously approved by the following roll call vote:

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<th>Mayor Dixon</th>
<th>Yes</th>
<th>Commissioner Bennett</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Powell</td>
<td>Yes</td>
<td>Commissioner Stewart</td>
<td>Yes</td>
</tr>
<tr>
<td>Commissioner Williams</td>
<td>Yes</td>
<td></td>
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</tbody>
</table>

City Clerk Cathy Dillard provided first summary reading of following ordinance:


No action is taken on first reading of an ordinance.

EXECUTIVE SESSION

At 12:33 PM, motion was made by Commissioner Bennett and seconded by Commissioner Williams to enter into Executive Session for the purpose of:

(1) Land Acquisition – Deliberations on the future acquisition or sale of real property by a public agency where publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency {KRS 61.810(1)(b)};
(2) Litigation – Discussion of proposed or pending litigation {KRS 61.810(1)(c)}; and,

(3) Business – Discussions between a public agency and a representative of a business entity concerning a specific proposal, where open discussions would jeopardize the siting, retention, expansion, or upgrading of the business {KRS 61.810(1)(g)}.

Voting Aye: All. Motion carried unanimously.

Entering Executive Session were Mayor Dixon; Commissioners Powell, Bennett, Williams and Stewart; City Manager Kenton Powell; and City Attorney Scott Crabtree.

At 1:11 PM, motion was made by Commissioner Williams and seconded by Commissioner Bennett to exit Executive Session and return to open session.

Voting Aye: All. Motion carried unanimously.

OTHER COMMISSION BUSINESS

Through inadvertence it was determined that the reappointment of Mary Cummings to the Housing Authority Board was not included in the previous motion for other appointment and reappointments.

Motion was made by Commissioner Bennett and seconded by Commissioner Powell to reappoint Mary Cummings to the Housing Authority Board for a four (4) year term to expire on 12/31/2023.

Voting Aye: All. Motion carried unanimously.

City Manager Kenton Powell stated that many City employees are scheduled for vacation time during the holidays and he is looking forward to 2020. He wished everyone a Merry Christmas and Happy New Year.

Mayor Dixon and Commissioner Powell, Williams, Bennett and Stewart thanked City staff for a good year and wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

At 1:17 PM, motion was made by Commissioner Powell and seconded by Commissioner Stewart to adjourn the regular meeting of the Franklin City Commission.

Voting Aye: All. Motion carried unanimously.

__Larry Dixon, Mayor__

City of Franklin, Kentucky

__Cathy Dillard, City Clerk__

City of Franklin, Kentucky
MINUTES OF SPECIAL SESSION
OF THE
CITY OF FRANKLIN
CITY COMMISSION

Tuesday, December 17, 2019
12:00 Noon

City Hall
117 West Cedar Street
Franklin, Kentucky

The Franklin City Commission held a Special Called Session at 12:00 Noon, Tuesday, December 17, 2019, in the City Hall meeting room located at 117 West Cedar Street, Franklin, Kentucky.

Members attending were as follows:

Mayor Larry Dixon
Commissioner Jamie Powell
Commissioner Herbert Williams
Commissioner Brownie Bennett
Commissioner Wendell Stewart

Present
Present
Present
Present
Absent

Others present included City Manager Kenton Powell; City Attorney Scott Crabtree; City Finance Director Shaunnna Cornwell; Public Works Director Chris Klotter; Deputy Clerk/Personnel Director Rita Vaughn; City Clerk Cathy Dillard; Darrell Mallory and Steve Akin.

Honorable Mayor Larry Dixon called the meeting to order at 12:00 PM.

Commissioner Powell offered the opening prayer.

GENERAL GOVERNMENT

Public Works Director Chris Klotter asked the Commission to consider approval of a contractor to demolish the structures at the property located at 501 West Madison Street. Klotter stated that in an effort to explore all options for the demolition of the structures at the property several proposals were reviewed for the demolition. After initial review, it was determined that the City would work to complete the demolition in house to save on costs. Recently a new proposal was added with a bid to demolish and remove 90-95% of material from site at no cost. With this new proposal, the other parties were contacted to confirm the proposals were still valid. While there will be remaining debris to be removed, this no-cost proposal will significantly decrease the cost of the project.
Below is a summary of the quotes:

- Sliger Excavating $150,000.00
- Charles Deweese Construction, Inc $261,000.00
- Mike Brown $56,710.00
- AAA Remediation, Inc. $0.00

Motion was made by Commissioner Powell and seconded by Commissioner Bennett to approve to award the demolition of all structures at the 501 West Madison Street property to AAA Remediation, Inc. at no cost and further authorized the Mayor to sign any and all documents necessary for the demolition including, but not limited to, a Demolition Contract pending final approval by the City Manager and City Attorney.

Voting Aye: All members present. Motion carried unanimously.

**ADJOURNMENT**

At 12:10 PM, motion was made by Commissioner Powell and seconded by Commissioner Williams to adjourn the special called session of the Franklin City Commission.

Voting Aye: All members present. Motion carried unanimously.

__________________________  ____________________________
Larry Dixon, Mayor              Cathy Dillard, City Clerk
City of Franklin, Kentucky      City of Franklin, Kentucky
City of Franklin, KY

City Commission Meeting

Hear the Public Speaker Request

DATE 1-9-20

NAME John Eates

CONTACT INFORMATION:

PHONE NUMBER 270 770-1855

AND/OR

EMAIL ADDRESS

GENERAL TOPIC OF TALK importance of public commentary and participation

Any Comments or Date Restrictions:

Deliver completed form to City Clerk. You will be notified when confirmed. If you have any dates that you could not appear, please note above.

Page 2 of 2
GUIDELINES FOR CITIZENS ADDRESSING THE CITY COMMISSION

(When recognized by the Chair) The public is given an opportunity to speak before the Board of Commission during a regularly scheduled City Commission meeting, a speaker shall:

• Register with the City Clerk or Deputy Clerk and provide name, address, notification phone number and/or email address, and topic of talk.

• Registration begins at the conclusion of any Commission meeting and ends one business day before the next scheduled meeting.

• Speakers are requested to speak a maximum of five (5) minutes. If there are several people registered to speak on the same topic, the meeting chair will determine the amount of time allocated to each speaker.

• The Meeting Chair shall recognize those persons wishing to address the City Commission, and after being recognized, they should proceed to the podium and state their name, address, and subject before asking any questions or making any comments.

• Individual speakers shall refrain from any inappropriate language or naming any person individually in a negative manner during their comments.

• If a speaker desires to present materials to the Commission, seven (7) copies should be provided to the City Clerk for distribution purposes prior to or at the beginning of the meeting at which the person will be speaking.

• In all matters concerning actions at a public meeting, the decision of the Meeting Chair shall take precedence and be final.

Guidelines adopted -2013 City Commission action.
MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: W. Scott Crabtree
DATE: January 2, 2020
SUBJECT: Ordinance Rezoning 5.00 Acres North of 6007 Bowling Green Road

Attached is the proposed ordinance rezoning approximately 5.00 acres north of 6007 Bowling Green Road. Ann Piper Carpenter is selling this land contingent upon the rezoning so that the purchaser may build and operate a 20,000 square foot building for the warehousing and distribution of industrial products. Planning and Zoning recommended the zone change subject to the Board of City Commissioners' approval. I have also attached the hearing transcript and other information received from Planning and Zoning. We will need two sponsors for the ordinance. If obtained, we will have this on for discussion and possible first reading during the ordinance portion of the meeting.

Attachments
ORDINANCE NO. 2020 - 001

AN ORDINANCE REZONING APPROXIMATELY 5.00 ACRES IMMEDIATELY NORTH OF 6007 BOWLING GREEN ROAD FROM A-1 (AGRICULTURE) TO I-2 (HEAVY INDUSTRY)

WHEREAS, Ann Piper Carpenter, 3037 Overton Road, Birmingham, Alabama 35223, filed a petition to rezone five (5.00) acres immediately north of 6007 Bowling Green Road from A-1 (Agriculture) to I-2 (Heavy Industry); and

WHEREAS, Ann Piper Carpenter desires to rezone the aforementioned property from A-1 (Agriculture) to I-2 (Heavy Industry) so that a purchaser may build and operate a 20,000 square foot building for the warehousing and distribution of industrial products to make the property more productive for the community, and this change is appropriate and consistent with the use of this property and surrounding properties; and

WHEREAS, a public hearing was held by the Franklin-Simpson Joint Planning & Zoning Commission on December 3, 2019, after due public notice, in the manner provided by law; and

WHEREAS, the Planning & Zoning Commission recommended the granting of said zone change as it is in agreement with the community’s comprehensive plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Franklin, Kentucky as follows:

The five (5.00) acres immediately north of 6007 Bowling Green Road as described below is granted a zone change from A-1 (Agriculture) to I-2 (Heavy Industry):

A certain tract of land in Simpson County, Ky. located approximately 6 miles north of downtown Franklin, situated on the west side US Highway #31W, and just north of Carr Road and further described from a survey made December 18, 2019 under the supervision of Robert G. May, LPLS # 2142, as follows:

Unless stated otherwise, any monument or reference referred to herein as a pin and cap is a set ½” x 18” rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of Pinnacle Agricultural Distribution, Inc. as recorded in DB 315 PG 128 (reference – Minor PB 1 PG 4) in the Office of the Simpson County Court Clerk.

Beginning at a found ¾ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W; thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19’ 36” W = 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17’ 48” E = 61.17 feet from a
found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128); thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28' 05" W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51' 41" E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162); thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01' 40" E – 754.18 feet to the beginning point.

Containing 5,000 acres. Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holdings shall not affect the validity of the remaining portions of Ordinance.

All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

___________________________
FIRST READING

___________________________
SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on ______, on motion made by _____________________________ and seconded by _____________________________, the foregoing ordinance was adopted, after full discussion, by the following vote:

_____ LARRY DIXON, MAYOR

_____ JAMIE POWELL

_____ BROWNIE BENNETT

_____ WENDELL STEWART

_____ HERBERT WILLIAMS
APPROVED BY:

Larry Dixon, Mayor

ATTEST:

Cathy Dillard, City Clerk
Robert G. May  
Licensed Professional Land Surveyor ~ 1830 Witt Road ~ Franklin, KY 42134  
Phone: 270-586-4562  Fax: 270-586-4562

A certain tract of land in Simpson County, Ky. located approximately 6 miles north of downtown Franklin, situated on the west side US Highway #31W, and just north of Carr Road and further described from a survey made December 18, 2019 under the supervision of Robert G. May, LPLS # 2142, as follows;

Unless stated otherwise, any monument or reference referred to herein as a pin and cap is a set ½” x 18” rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of Pinnacle Agricultural Distribution, Inc. as recorded in DB 315 PG 128 (reference – Minor PB 1 PG 4) in the Office of the Simpson County Court Clerk.

Beginning at a found ¾ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W;

Thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19’ 36” W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17’ 48” E – 61.17 feet from a found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128);

Thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28’ 05” W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51’ 41”E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162);

Thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01’ 40” E – 754.18 feet to the beginning point.

Containing 5.000 acres  

Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.
The property shown hereon is not to be further subdivided or reconfigured without written permission of the Franklin - Simpson Planning Commission.

Lot #2
Part of DB 183 Pg 472
5.000 acres total

The found, existing, and established monuments or fence lines, as shown heron, are the best available evidence of occupied corners and occupied boundaries, unless otherwise noted.

Any easements, conditions, or restriction, written or unwritten, that previously apply to this property shall remain in effect and apply to this property as represented by this plot.

This survey was performed without benefit of facts which may be disclosed by a full and accurate title search.

All corners and reference markers are monumented with set screws unless otherwise noted.

All set iron pins are 1/2" x 18" rebar with yellow plastic cap stamped R G May 2142, unless otherwise noted.

Basis of Bearing

Referred to the recorded bearing along the north line of Pinnacle Agriculture Distribution, Inc. as recorded in DB 315 Pg 128 (Ref Minor PB 1 Page 4).

The purpose of this survey was to locate the corners which define the boundaries of this property. All found monuments were held as control unless otherwise noted.

This plot depicts a survey made by me or under my direct supervision using the method of random traverse, with checks tot and is true and accurate to the best of my knowledge and belief.

The unadjusted linear precision ratio meets or exceeds the required minimum linear precision ratio with a static closure of ±1/1082 and an angular closure of 5" per angle for 3 angles.

Bearings and distances shown heron are unadjusted and have not been adjusted for closure.

The represented survey, as shown heron, is an "Urban" survey, and the accuracy and precision of said survey meets the requirements of this class.

Robert G. May LPLS
Date

This Plot of Survey represents a Boundary Survey and complies with 201 KAR 18-150.

Survey Plat for Lot #2 of the Ann Piper Carpenter Minor Subdivision

Showing a portion of the the property of
Ann Piper Carpenter
3037 Overton Road
Birmingham, AL 35223

Requested by
Agri Realty
305 Quail Ridge Road
Franklin, KY 42134

12-18-19 1" = 200'

Robert G. May
Licensed Professional Land Surveyor
1835 Wirt Road
Franklin, Ky. 42134
Phone (270) 586-4562

Graphic Scale
FRANKLIN-SIMPSON JOINT PLANNING & ZONING COMMISSION

In Re: Petition for Zone Change from A-1 (agricultural) to I-2 (heavy industrial) by Ann Piper Carpenter
5.00± acres immediately north of 6007 Bowling Green Road

FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION APPROVING PETITION FOR ZONE CHANGE

A public hearing was held before this Commission on December 3, 2019 at the hour of 6:30 p.m. on the petition of Ann Piper Carpenter, that a tract of land situated on Bowling Green Road be rezoned from A-1 to I-2. The tract contains 5.00± acres. A quorum of the Commission was present. Chairman of the Commission, Debbie Thornton, presided. The petitioner was represented by counsel, Hon. Timothy D. Mefford. The hearing was stenographically recorded by James Dale, licensed court reporter.

The Commission proceeded to hear an opening statement from Attorney Mefford and then heard testimony in favor of the zone change from realtor Charlie Hill. There was an opportunity for cross-examination; some questions were asked and answered by members of the audience as well as Commission members. There was no opposition voiced to the proposed zone change.

Having heard testimony, having reviewed the exhibits presented, having reviewed the petition for zone change, and having reviewed the Comprehensive Plan for Simpson County, Kentucky, as well as the zoning regulations of the City of Franklin and Simpson County, Kentucky, Commission member Gary Sliger moved, and Commission member George Weissinger seconded, and the Commission voted four to one, with the Chairman electing not to vote, to approve the requested zone change. The motion therefore passed. In connection with this zone change, the Commission finds, concludes, and recommends the following:
FINDINGS OF FACT

I.

The Petitioner has sold the subject property subject to this requested zone change. The purchaser of the property seeks to build and operate a 20,000 square foot building for the warehousing and distribution of industrial products.

II.

The adjoining property is owned by Pinnacle Agriculture Distribution, which operates a seed and chemical warehouse and dry fertilizer house. This subject property was recently rezoned from A-1 to I-2 in 2015.

III.

The proposed location is within sight and sound of the Hanson Franklin Quarry to the north, and the Wilkey North Industrial Park to the south. It is situated on the major thoroughfare of 31-W and is intended to serve the increasing industrial activities located in north Simpson and south Warren counties.

IV.

The site is suitable for development for distribution services because it is served by all necessary utilities, has excellent road access, is level to gently rolling, and is situated in a growing industrial area. The site distance entering and exiting the site is more than adequate to provide for the increased traffic flow as a result of this distribution facility.

V.

The proposed area is becoming increasingly industrial in nature, given the presence of the I-2 zoned Wilkey North Industrial Park just to the south, and Kenway Concrete, Scotty’s Paving, and Hanson quarry to the north.
VI.

The operation on the site with comply with all performance standards required by I-2 zoning, such that the proposed business operation on the site should not negatively affect any area property owner.

VII.

The purpose of a heavy industrial district is to encourage development of major manufacturing, processing, warehousing, and other business establishments. FS Zoning Regulations, Section 8.16.1. The proposed use of the site will involve warehousing and distribution of various industrial products such that the proposed industrial nature of the area is particularly suitable for the proposed use.

VIII.

The Simpson County Comprehensive Plan dated 1992, but adopted in the fall of 1994, contains a narrative regarding industrial land use and notes that most industrial property is associated with Highway 31-W North and near the CSX rail line. The land sought to be rezoned can be considered suitable because of its location on 31-W and near the CSX rail line. Accordingly, rezoning the subject site to I-2 is consistent with the communities Comprehensive Plan.

IX.

The 1994 Comprehensive Plan was updated in 2010 in a document that states Goals and Objectives for Simpson County. Chapter 9 contains Goals and Objectives for Simpson County and notes that economic development should include industrial recruitment to create higher paying jobs. The proposed warehousing and distribution center will support existing industries and encourage further industrial development.
X.

Another goal to achieve in Simpson County as expressed in Chapter 9 of the 2010 Comprehensive Plan update is to strengthen and diversify the economic base of Simpson County in order to achieve full employment and increased per capita income for residents. The new business proposed by this warehouse distribution facility will employ 10-15 individuals in its operation which is commercial and industrial in nature. In short, such a business is very much consistent with the Simpson County profile.

CONCLUSIONS OF LAW

A rezoning of the subject property is consistent with the 1994 and 2010 Comprehensive Plans, as updated, and is appropriate and proper. The zone change request meets the criteria of KRS 100.213 and Section 10.7 of the Franklin-Simpson Zoning Regulations. The attached drawing shows the area to be rezoned and shows the approximate location of the proposed building. The tendered drawing meets the minimum requirements of Article 13 of the Franklin-Simpson Zoning Regulations for a development plan. More detailed development plans shall be submitted and approved before development begins.

RECOMMENDATION

The Commission, having adopted the foregoing Findings of Fact and Conclusions of Law, does hereby now recommend to the City Commission that the zone change be approved and the property described in the attached Appendix be rezoned from A-1 to I-2. The attached drawing is also accepted as a minimum development plan for the proposed project.

DEBBIE THORNTON, Chairman
FRANKLIN - SIMPSON COUNTY
PLANNING & ZONING COMMISSION

IN RE: ANN PIPER CARPENTER ZONE CHANGE REQUEST
FROM AG, AGRICULTURAL, TO I-2, HEAVY INDUSTRY
LOCATED AT 6007 BOWLING GREEN ROAD

*** *** *** ***

TRANSCRIPT OF PROCEEDINGS
DATE: DECEMBER 3, 2019

*** *** *** ***

JAMES A. DALE, JR., REPORTER
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The TRANSCRIPT OF PROCEEDINGS, taken pursuant to
notice heretofore filed, in the City Hall Meeting Room,
117 West Cedar Street, Franklin, Simpson County,
Kentucky, on Tuesday, December 3, 2019, at 6:41 p.m.

*** *** *** ***

APPEARANCES

Commissioners present:
Debbie Thornton, Chairman
Kent Wilson
Chad Konow
George Weisinger
Gary Sliger
John Mayeur

Staff Present:
Carter Munday, Administrator
Julie Freeman, Assistant Administrator

For the Franklin - Simpson County
Planning & Zoning Commission:
Robert Young Link
205 West Kentucky Avenue
P. O. Box 474
Franklin, KY 42135-0474

For the Applicant:
Timothy D. Mefford
Mefford & Phillips
303 North College Street
Franklin, KY 42134

*** *** *** ***

CHAIRMAN THORNTON: Okay. Moving right along, we're
now to our item one on our agenda. There is a zone
change request from AG, agriculture, to an I-2 which is
heavy industry for the five-acre parcel located on the
west side and immediately north of 6007 Bowling Green
Road. Ann Piper Carpenter owns the property, and I believe Mr. Mefford is here to represent Miss Piper this evening.

MR. MEFFORD: I am. That's correct.

CHAIRMAN THORNTON: Okay. Would you come forward, please?

MR. HILL: Good evening. I don't know if you all remember. I'm the only one that seems awful hot in here.

COMMISSIONER WILSON: It's pretty warm.

MR. MEFFORD: The thermostat is at 78 degrees.

CHAIRMAN THORNTON: It just went off.

MR. MEFFORD: It's still pretty warm.

MR. LINK: Take your jacket off. We're not offended.

MR. MEFFORD: Okay. I know most of you all. I don't know all of you all. Years ago I used to be Planning & Zoning attorney, and so I've done this for a while, but it's been a long time since I've been here.

Part of what I've done tonight, because the rules require it, is we're supposed to, whether you agree with us or not -- We hope that you will -- We're supposed to prepare proposed findings. And so what I've done tonight is, I've done that, because that's what the rules provide.

And what I thought I would do at this point in
time is to hand you all copies of that so you can kind
of go along. That's going to kind of be my road map for
the information that I want to present to you tonight.
So if I could at this point I'd like to pass out a copy.
CHAIRMAN THORNTON: Please. I'll set Mr. Dale one.
MR. LINK: You can introduce one.
MR. MEFFORD: I'll do that when I get ready to get to
that point. You all are welcome to have a copy of that.
So there's -- Any time you've got a zone change,
the way I always looked at it was there's two parts to
this. One part is going over the legal aspects of
what's required to have a zone change. The second part
is to provide you information about the intended
project.
So we start off with, we start off with first
looking at your Comprehensive Plan. And it's our
position -- First off we're talking about a five-acre
tract of land. It's right there just north to the
fertilizer seed plant.
Planning on building a 20,000 square foot
distribution center. It will be for, it will be for
servicing a local factory. I'm going to call Charlie
Hill. He'll testify. You all can ask him questions
about the specific project.
The property right next door to it is owned by
Pinnacle Agricultural Distribution. That property was rezoned from I-1 -- Excuse me. From A-1, A-1 to I-2 in 2015. So the property adjacent to it is I-2. I believe -- And Carter will correct me if I'm wrong. The property across the street is I-2.

We believe that this proposed zone change is consistent with the Comprehensive Plan for a number of reasons. Number one is, we all know there is growing industrial projects in that area. First off you've got the Hanson quarry to the north, and then you've got Wilkey Industrial Park to the south.

This particular project, we think, is, it's well suited. It will be a trucking distribution area. That's a pretty good straight stretch right there. We believe that the site distance for vehicles entering and leaving that site is more than adequate both in terms of oncoming traffic and traffic leaving the site as well.

We do not believe that this property that's going to be zoned will negatively affect the property owners; that the projects that are already around there, with the exception of the property to the immediate north, is already I-2.

And part of what the Comprehensive Plan contemplates is that there would be industrial development in this area.
Part of the reason for that is it's because 31-W and CSX Railroad make a corridor, as you all know, through our county. And that particular area right there makes this area well suited to industrial development.

When you look at the Comprehensive Plan itself, it was initially adopted in '94. It was updated in 2010. There are provisions of that Comprehensive Plan specifically in chapter nine that there should be the development of industrial recruitment to create higher paying jobs.

While this itself being a distribution center won't be the typical factory as we think of, it will certainly support factories in the area. And it will necessarily create jobs which will create more jobs, we think.

We think that there will be some employment here, but it won't be many to start with. It will be a modest number. And Charlie can talk to you about that. But that is, that's our, that's an overview of what we're talking about here.

We believe that this complies with the provisions of the law that allow it to be a rezoning. There is KRS 100.213 as well as section 10.7 of the zoning regulations. And I've referenced those in our findings.
So we believe that this, that what we're proposing to you would be consistent with the Comprehensive Plan, and, therefore, it could be a zone change that you could approve and should approve.

At this point unless you have questions of me, I'd like to call Mr. Hill, and he can answer some specifics. You all want to ask any questions first, or do you want to let Charlie talk? I'll assume, let Charlie talk.

CHAIRMAN THORNTON: I have one question.

MR. MEFFORD: Sure.

CHAIRMAN THORNTON: The plot of land next door that has already been zoned in 2015, how large is that piece of property?

MR. MEFFORD: I don't know. Charlie --

MR. HILL: What was the question?

CHAIRMAN THORNTON: The land next door that was rezoned in 2015, do you know how large that piece of land is?

MR. HILL: Eight acres.

CHAIRMAN THORNTON: That parcel is eight.

MR. HILL: Eight acres.

CHAIRMAN THORNTON: Okay. About twice the size of this piece of land. Is that accurate?

MR. HILL: Yeah. Three more acres.
CHAIRMAN THORNTON: Okay. Three. Oh, this is five.

That's right. Sorry.

MR. MEFFORD: I want to make that clear, because this is -- This piece of property that's owned by Miss Carpenter is about 23, 23 acres?

MR. HILL: There was 30 acres total, and now there's about 23 left. Yeah, 31 acres total, 23 left. She subdivided it or is wanting to.

MR. MEFFORD: There's a plan attached to these proposed findings. All that we're asking you to rezone is five acres. It's the five acres that sits right on 31-W about; 420 foot of road frontage. So it's not the entire tract of land that we're asking you to rezone here.

CHAIRMAN THORNTON: Yeah. That's good.

MR. MEFFORD: Unless there's -- I'll call Charlie Hill.

CHAIRMAN THORNTON: Okay. Do you want to sit there?

CHARLES L. HILL, JR., called on behalf of the Petitioner, being first duly sworn, was examined and testified as follows:

MR. MEFFORD: You all recognize Charlie is under oath now. So if there's any questions any of you want to ask him, now is a good time.

EXAMINATION
BY MR. MEFFORD:

Q. Part --

A. Business owner here.

Q. Part of what -- I know you all have done this before. You all know who Charlie is. I've got to ask him questions. We have to make a record and do this so that all the information is in the record. And so I'll ask him some questions that might seem a little silly, and perhaps you all already know. But I need to ask those anyway.

Would you state your name, please, sir?

A. Charles Hill, Charles L. Hill, Jr.

Q. And what business are you in?

A. I'm in the commercial industrial real estate business.

Q. How long have you been in that business?

A. Got my license in 1973.

Q. And how long have you been actively selling property here in Simpson County and other areas?

A. Full-time since 1990.

Q. You live in Simpson County?

A. Yes, I do.

Q. It's important for you that when you, you have clients that you serve that their interests also serve the interests of the community?
A. Yes.

Q. Do you have, you've been doing some work for Miss Carpenter?
A. Yes.

Q. And have you managed to find a buyer for this five acres?
A. Yes.

Q. Would you tell us a little bit about this project and what they're proposing?
A. This company is a logistics company, which the best way to explain it so everybody will understand it is -- Franklin Express is a logistics company. They store raw materials and put them in trucks and take them to the factory and dump them back and forth on a daily basis so the plant does not have to build a warehouse next to it.

So he's going to -- They're going to serve as a distribution center, store their product, take it to them on a daily basis. Probably store some of the finished product so that it can be shipped out.

Q. And you and I talked to Carter Munday a couple of weeks ago. Do you recall that?
A. Yes, I do.

Q. And your, the contract that you've got is contingent on there being a rezoning. Is that right?
A. Correct. Yes, it is.

Q. And your purchaser understands that before he can do anything with this land he's got to submit a development plan that meets the requirements of the law and the board and all of that sort of thing?

A. Yes. I explained all of that to him. To them.

Q. But based in general terms, what is it that he proposes to build on this site to begin with?

A. In general he's got a contract with Fritz Winter, the big new plant out there to do logistics for them. And he needs locating near that plant. He -- What was the question?

Q. What's he planning on building?

A. He's going to build a 20,000 -- He's going to start out with a 20,000 square foot building. And probably that will be it to serve Fritz Winters purposes. But he's going to store material for them, have tractor-trailers sit there. And on a daily basis go across the road and change trailers and come back with an empty one and then go back and forth to Fritz Winters; just basically store their product.

Q. Okay.

CHAIRMAN THORNTON: An off-site storage?

THE WITNESS: Off-site storage, yes.
MR. MEFFORD: I think, folks, I think that's the basic nuts and bolts of this. I'll turn it over and let you all, see if you have any questions.

EXAMINATION

BY COMMISSIONER SLIGER:

Q. On this map, the dark blue, where are we? Where is this site on this drawing? Is it dark blue I see?

A. Carter, do you have -- Help us. The dark blue is zoned agricultural. This is zoned industrial. This is zoned industrial. The tract we're talking about is right here (Indicating).

Q. That's what I thought. Okay. The only question I have: Is 60 foot out enough for future expansion for an entrance to 31-W? I assume that what that is.

A. Well, I met with the highway department just a few days ago on this land I sold to Willard Kepley out here, and they told me that I had to reserve 60 feet between TSC and Dr. Compton's new building to build a street in it if he wanted to develop that for residential back there. 60 feet.

MR. MUNDAY: That is a minimum. Obviously when we get into the development plan we'll see variations based upon the board's requests.

CHAIRMAN THORNTON: Yes.

MR. MUNDAY: But the minimum is 60 as I understand it
by the state standard.

A. Highway department, that's what they told me to
leave out there. So I assumed it would be the same.

Q. The same owner owns the property that's behind
it?

A. Yes. She owns all of that blue.

MR. MUNDAY: The blue represents the city limits.

THE WITNESS: I guess she's in the city limits then,

isn't she?

MR. MUNDAY: It's in the city limits. All of this
represents the end of the city limits right here.

MR. MEFFORD: And honestly the reason that we talked
about doing that was Carter Road had -- Once they sell
this off, Carter Road is the only way to access that
property. And those of you that are familiar with
Carter Road, you know --

COMMISSIONER SLIGER: I understand.

MR. MEFFORD: It would be better to have a wider
access coming off 31-W if that ever -- But that's why
we're talking about doing that.

COMMISSIONER SLIGER: I was just questioning whether
60 was enough. If you were to build a bigger facility
behind it, is it going to be able to handle the traffic
for maybe a new proposed site later on?

MR. MEFFORD: Charlie, let me ask you that.
EXAMINATION

BY MR. MEFFORD:

Q. Have you, have you spent enough time with your
buying or selling or if the board wanted them to widen
or to move that access, do you think that's flexible?
A. Yes. I think everybody is flexible here, yes.
Nothing is in stone. This is just the way it was laid
out.

MR. MEFFORD: Okay.

EXAMINATION

BY COMMISSIONER WILSON:

Q. This new facility you're talking about will not
be using that 60 foot. They will have their entrance?
A. They'll be corn on that 60 feet.
Q. Okay. So the 60 feet is pretty much for the 18
acres that's back here in the back.
A. Yes. It's just access to the 18 acres at a later
date. Now, if there's ever a road or an access built in
there, part of the deal here is that the distribution
center would have the, have the ability to do away with
theirs and start using that access.
Q. Okay. Which they wouldn't want to.
A. I don't think it would make a bit of difference
to them.
Q. All right.
A. If somebody built a street back there, they could come that way and come out.

Q. Yes.

A. Where you wouldn't have two entrances side by side with farm machinery, tractor-trailers, whatever, coming out on 31-W.

Q. Okay.

MR. MEFFORD: I think that will be more of a safety issue.

Q. And I'm assuming at that point Carter Road would not be used for back there. Correct?

A. It's a county road. Yeah, they can use it.

Q. Okay.

A. I don't think you'd want to be running tractor-trailers back through there.

Q. No.

A. But cars, cars go back there --

Q. Right.

A. -- through to Pat Burrell who's got a business back there now.

CHAIRMAN THORNTON: Any more questions for Mr. Hill, gentlemen?

FROM THE AUDIENCE: Can we ask questions now?

MR. MEFFORD: She'll get to you.

CHAIRMAN THORNTON: Okay. Do we have any questions
from our guests this evening?

MR. LINK: Ma'am, we'll need you to --

CHAIRMAN THORNTON: I'll need you to get sworn in.

MR. LINK: Go ahead and swear them in.

CHAIRMAN THORNTON: If you have a question, even a question, I need to have you sworn in. If you approach Mr. Dale, he'll take care of you.

VANESSA SATTERLEE, called on behalf of the Opposition, being first duly sworn, was examined and testified as follows:

CHAIRMAN THORNTON: Okay, Vanessa. You may sit anywhere you want. You can move a chair.

MS. SATTERLEE: I'll sit here.

CHAIRMAN THORNTON: Okay.

EXAMINATION

BY MS. SATTERLEE:

Q. We're trying to sell property to the right of where this is going on. I'm really concerned because it's going to hurt the resale value of the house. So I mean can you give us some insight on --

A. Yeah.

Q. I mean I don't think I would want to move next to a big long thing with trucks going in and out of it all day long.

A. Yeah. I can't, I can't tell you whether it would
hurt or help, you know.
Q. Okay.
A. I don't have an answer for that. I can't tell you whether it hurts your value or enhances it.
MS. BRYANT: I've got a question.
THE REPORTER: Your name, please?
MS. BRYANT: Rochelle Bryant.

ROCHELLE BRYANT, called on behalf of the Opposition, being first duly sworn, was examined and testified as follows:

EXAMINATION

BY MS. BRYANT:
Q. How is the traffic going in and out? Is this just an 8:00 to 5:00 deal? Is it going to be going on all night?
A. I don't have any idea.
Q. Okay. Because I mean --
A. I don't know that to be honest with you.
Q. Next door to a distribution center and you're trying to sleep at night or a family that's living there; this is a five-bedroom house. Sounds like there will be more people living in this house than will be employed at this place.
A. They don't want to leave their house before, between 4:00 and 5:00 now. You go out there and get run
over between four and five o'clock in the morning.

Q. This is just our concern.

A. Yes.

Q. We own the property next door.

MR. MEFFORD: Hold on a second. He's trying to, he's trying to type and you all talking. I want you all to say what you want to say. But if we all talk at the same time, his fingers are not that good.

MS. BRYANT: Sure. Sorry.

MR. MEFFORD: That's okay. Go ahead with what you were going to say. I'm sorry.

MS. BRYANT: I'm just concerned about, you know, someone living there with a family which is more than likely with the amount of bedrooms that are there. You got kids trying to sleep at night or something. You've got continuous traffic in and out of this facility. I didn't know what the hours of operation would be.

THE WITNESS: I don't know.

MR. LINK: Who owns that house?

MS. BRYANT: Right now my sister.

MR. LINK: I thought Patsy owned it.

MS. BRYANT: Uh-uh.

MR. LINK: I thought they had a survivorship deed, she and Leah.

MS. SATTERLEE: It was, yeah. But she signed it over
to me.

MR. LINK: She deeded it to you?

MS. SATTERLEE: Yes.

MS. BRYANT: She owns the property next to her.

MS. SATTERLEE: She owns the property next to it and behind it.

MS. BRYANT: We had to spend time renovating this house. We put a lot of money into it to get it to sell, and now we, it may not be worth what we want it to be worth if this goes through.

EXAMINATION

BY MS. SATTERLEE:

Q. Is it just Fritz that's going to use it or just anybody?

A. Oh, no. No. He's in the distribution business. He could do contracts with every, world wild, everybody in there.

Q. Okay.

A. That's just who he has a contract with right now.

Q. Okay.

A. He's just like Franklin Express. They could pick up another customer.

EXAMINATION

BY MR. POHL:

Q. You said this is going to be a 20,000 square foot
building?

A. Yes. That's what his, that's what --

Q. That's 200 by 200, right?

A. It's a hundred by 200.

Q. A hundred by 200.

COMMISSIONER WILSON: Carter, what's the, that's -- I mean how much more could they add onto that five-acre tract?

A. That's less than a half acre.

MR. MUNDAY: You could build, the size of the building.

COMMISSIONER WILSON: How much it can grow on five acres. How much bigger will it get?

MR. MUNDAY: I'd have to look at the regs on it to make sure.

COMMISSIONER WILSON: I don't have my book, or I would have looked it up. I'm just trying to figure out how much bigger this building can get. If his business picks up, how much are you looking at? How many square feet are you looking at?

COMMISSIONER KONOW: I think there's roughly 40,000 square feet.

COMMISSIONER WILSON: 43 times 60, yeah.

COMMISSIONER KONOW: Yeah. Roughly, a little more man that. If that answers anybody's question.
MR. MEFFORD: I want to ask Charlie a few more questions, but I don't want to interrupt anybody else.

CHARLES L. HILL, JR., recalled on behalf of the Petitioner, having been previously duly sworn, was further examined and further testified as follows:

EXAMINATION

BY MR. MEFFORD:

Q. Charlie --

MR. LINK: While we've got an answer to his question, our regs call for a front yard minimum setback of a hundred, side minimum of 50, rear 50. Isn't that your understanding, Carter?

MR. MUNDAY: Uh-huh.

MR. LINK: 8.16.7. You cannot cover more than 60 percent.

MR. MUNDAY: Yeah, 60 percent.

MR. HILL: So that means they could have up to three acres under roof in there.

CHAIRMAN THORNTON: Uh-huh.

MR. MUNDAY: Maximum, yeah.

MR. HILL: Could be a big building.

MR. MUNDAY: Big building.

MR. HILL: I mean that's what the regs will allow to do.

BY MR. MEFFORD:
Q. Charlie, are you an early morning person? You get out?
A. Not normally.
Q. Not normally.
A. But occasionally I do get up and go to Bowling Green.
Q. Got you. I know everybody knows this. But again it's something that we're making a record here, too. But in terms of the traffic flow that you see on 31-W, can you describe that for us in terms of the noise and the traffic and the kind of vehicles that we have going up and down 31-W at all hours of the day and night now?
A. Well, it's gotten real busy here lately or here in the last three, four years. I don't go that much, but occasionally I'll get up and leave the house five or six o'clock in the morning. And it's hard to get out of Quail Ridge Road onto 31-W, the traffic.
And I understand the highway department is considering three-laning that. I don't know whether anybody, that's official or not. But they're talking about three-laning it. They need to. It's already a mess at certain times.
CHAIRMAN THORNTON: Could we get that back up, please?
MR. MUNDAY: Sure.
CHAIRMAN THORNTON: I have a question that you may
have already clarified.

**EXAMINATION**

**BY CHAIRMAN THORNTON:**

Q. But I was wondering, would it be -- Which side of the property are you planning on entering as far as -- Which side is the company planning on using to come in and out?

A. I don't know. Somewhere off of 31-W, that 400 feet.

Q. Because what I was looking at is there may be a way if you worked it out or if, example, if they entered -- This is the property, right?

A. No.

Q. Where are you?

A. Straight up.

Q. This one.

A. Yes.

Q. Okay. Then over here is this house. Is that where you are? Okay. My question is: If -- Thank you.

If we entered the property over in this area, if this is where logistically they had to come in and out with the shipments and a barrier was here, it would which help save this property something. It may work for both pieces. Does that make sense?

A. Makes sense to me.
MR. MUNDAY: That's what you would implement in your
development process.

Q. That's what I wanted to look into to say how can
we make this work for everyone possibly?

A. Yeah. Here's the process the way I understand
it. This process is a rezoning process.

Q. Yes, sir.

A. When they get ready to build something, they've
got to come to this man and sit down and say: Here's my
development plan.

And he's going to say: Well, hey, can you make
your entrance -- work it out that way.

Q. I was just trying to see what I could see, give
everybody peace here.

A. You have the right idea.

Q. Hopeful.

A. You have the right idea.

MR. MUNDAY: Right.

EXAMINATION

BY MR. MEFFORD:

Q. Just in terms of what you have, how much do you
know about your buyer?

A. Don't know a whole lot about him. I do know that
they're in Bowling Green and pretty -- They've got a
nice facility up there. I went up there and went in it
the other day; first time I had ever been in it. They
have taken an old warehouse up there and, I mean it
looks -- They're redone it completely.
Q. Always hard to be able to say what you know or
what you don't know about somebody that you haven't
spent very much time with. But do you think this is a
person that's going to work with the community and the
neighbors and so forth?
A. He wants to be here, or he wouldn't be down here
buying land, yeah.
Q. In terms of the development plan, to the extent
he can and is financially feasible, do you expect he's
going to be one of these people that will do what needs
to be done to let this project go forward?
A. Probably even more. He took an old warehouse up
there, and he made it look new. And --
Q. So --
A. He hired an interior -- Up there he hired an
interior designer. I mean it's modern.
Q. And based on what they're doing right now, a
warehouse, a bathroom, an office, that's all they're
going to have?
A. That's it. That's it. There's no, there won't
be any, any work done in this facility other than
stacking material and taking it out; take it in and out.
Q. You may not be able to answer this question. Do you know anything about the traffic or the noise that's generated from the fertilizer, seed plant that's there now?

A. (Shaking head negatively).

Q. I didn't think you could answer that. I thought I'd ask it anyway.

A. Yeah. I don't know. I see, I see big fertilizer trucks coming in and out of there if I'm out there doing things.

MR. MEFFORD: Okay. All right. Any more questions?

We'll be glad to answer all we can.

CHAIRMAN THORNTON: Sir, do you have any questions for our gathering this evening? Do you have any questions?

MR. POHL: I'm here for a different meeting, I think. I may be in the wrong place.

CHAIRMAN THORNTON: I'm afraid that meeting might have gotten pushed. Which one are you here for?

MR. POHL: Charles DeWeese.

CHAIRMAN THORNTON: That one got cancelled for this evening.

MR. POHL: Good if they let us know. I finally got this letter today.

CHAIRMAN THORNTON: I think it was a last minute --

I'm sorry.
MR. POHL: No. I have no questions about this.

CHAIRMAN THORNTON: Thank you for gathering.

MR. POHL: I understand their concern.

MS. SATTERLEE: Of course, you understand where we're coming from. It's really close. I have one more.

EXAMINATION

BY MS. SATTERLEE:

Q. Do you know if it's going to have like docks on both sides of the warehouse? Is it just going to be --

A. Don't, don't know if it's on one side or not. On a 20,000 square foot building I would assume it would just be on one side.

Q. Okay.

EXAMINATION

BY CHAIRMAN THORNTON:

Q. Possibly they could, on the development process they could put them on the back side of the property?

A. If you go to putting docks, if you go to putting docks on both sides of that building, then you eat up the biggest part of that land being able to back a tractor-trailer in. You need at least a hundred feet on each side.

CHAIRMAN THORNTON: Right.

MR. MEFFORD: Unless there's anything else, we'll say thank you and let you all deliberate and decide. I
don't know that it matters. This is what I would call
the original.
MR. LINK: Okay. You want to tender that?
MS. FREEMAN: I'd like it, please.
MR. MEFFORD: What I'd like to do is make this an
exhibit to the record.
(Carpenter Exhibit 1 was duly marked for identification)
COMMISSIONER SLIGER: I make a motion based on the
findings of fact and our Comprehensive Plan and the
growth of the area fits the area's zoning, accept their
I-2.
CHAIRMAN THORNTON: Rezone change.
COMMISSIONER SLIGER: (Nodding head affirmatively).
CHAIRMAN THORNTON: Mr. Sliger has moved that the
property on -- I've got to get -- I'm sorry. Mr. Sliger
has moved that the zone change request for AG,
agriculture, to heavy industry for the five-acre parcel
which is on the west side north of 6007 Bowling Green
Road owned by Ann Piper Carpenter be rezoned to
industry, heavy industry.
COMMISSIONER SLIGER: Yes, ma'am.
CHAIRMAN THORNTON: Do I have a second?
COMMISSIONER WEISINGER: I'll second.
MR. LINK: Also as a part of your motion was that you
accept these findings of fact, conclusion of law.
CHAIRMAN THORNTON: Findings of fact, yes, and
conclusions of law. Right. In concurrence with the
area.

COMMISSIONER SLIGER: Yes, ma'am.

CHAIRMAN THORNTON: Mr. Weisinger has seconded Mr.
Sliger's motion. Do we have any further discussion,
gentlemen?

Okay. Time to take a vote. If you would raise
your right hand if you're for this to pass; all in favor
say aye.

(COMMISSIONERS INDICATING)

COMMISSIONER KONOW: (Indicating).

CHAIRMAN THORNTON: Do I have any opposition?

COMMISSIONER KONOW: I'm sorry. I should have said --

CHAIRMAN THORNTON: That was in opposed, Mr. Konow.

COMMISSIONER KONOW: Uh-huh.

CHAIRMAN THORNTON: It does pass. And so we pass it.

We will move to change the zoning there to industry,
heavy industry.

And for you guys, I hope that I will be here when
we -- And I will -- We will try our best to guide this
process so that it keeps a nice, a nice side view there
for you all.

MS. SATTERLEE: Okay. Thank you.

MS. BRYANT: Thank you.
CHAIRMAN THORNTON: Right, gang?

COMMISSIONER SLIGER: Yes, ma'am.

CHAIRMAN THORNTON: Thank you. And I thank you all for being part of this this evening and hope that it works out best for all.
STATE OF KENTUCKY )
 ) SS.
COUNTY OF WARREN )

I, James A. Dale, Jr., a Notary Public, within and
for the State of Kentucky, do hereby certify that the
foregoing TRANSCRIPT OF PROCEEDINGS, was taken before me
at the time and place and for the purpose in the caption
stated; that the said witnesses were first duly sworn to
tell the truth, the whole truth and nothing but the
truth; that the Transcript of Proceedings was reduced to
shorthand writing by me in the presence of the
witnesses; that the foregoing is a full, true and
correct transcript of said proceedings so given; and
that the appearances were as stated in the caption.

I further certify that I am neither of kin nor of
counsel to either of the parties to this action, and am
in no wise interested in the outcome of said action.

WITNESS MY SIGNATURE, this 6th day of December, 2019.

Notary Public, Notary ID 623641
State at Large, Kentucky
MEMORANDUM

To: Franklin City Commission
From: Kenton Powell, City Manager
Re: 2019 Mowing, Cleaning Activities and Costs
Date: January 8, 2020

The City’s Public Works Department works very hard to maintain and mow all City owned property, drainage areas and rights-of-way. Additionally, they mow, maintain and clean-up numerous properties that are in violation of code standards.

Steve Akin, the City’s Public Works Scheduler, will provide a presentation to the Commission detailing the work performed. The slides for his presentation are provided with this memo.
CODE ENFORCEMENT
MOWING UPDATE

Steve Akin

P. 51
TOTAL COST 2018 VS 2019
CODE MOWING COST PER SECTOR
MEMORANDUM

To: Franklin City Commission
From: Cathy Dillard, City Clerk
Re: 2019 Code Fines Paid and Liens Filed
Date: January 8, 2020

Attached with this memo is a breakdown of code and mowing fines collected in 2019 and, for comparison, the total collected for 2019. In 2019 collections for liens filed in the past two years provided a significant increase in the total amount collected.

Also attached is a list of the 2019 mowing and demolition liens filed to date along with our Final Orders/Lienholder Database which represents all unpaid liens filed since the passage of the 2016 Code Enforcement ordinance.
## Code and Mowing Fines Collected

### 2019

<table>
<thead>
<tr>
<th>Violation</th>
<th>Property Address</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Mowing</td>
<td>308 VILLAGE DR</td>
<td>749.00</td>
</tr>
<tr>
<td>2018 Mowing</td>
<td>526 S. MAIN ST</td>
<td>151.06</td>
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<tr>
<td>2018 Code</td>
<td>428 N. HIGH ST</td>
<td>100.00</td>
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<tr>
<td>2019 Code</td>
<td>624 Page Drive</td>
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<td>2018 Code Lien</td>
<td>598 VILLAGE DR</td>
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<td>2017 Code Lien</td>
<td>598 VILLAGE DR</td>
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<td>2019 Cleanup</td>
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<td>120 N MAIN ST</td>
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<tr>
<td>2019 Mowing</td>
<td>414 W KENTUCKY ST</td>
<td>304.00</td>
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<tr>
<td>2017 Code Fines</td>
<td>712 WIGGS AVE</td>
<td>100.00</td>
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<tr>
<td>2019 Mowing</td>
<td>603 W WASHINGTON ST</td>
<td>205.50</td>
</tr>
<tr>
<td>Various Fines/Fees</td>
<td>510 GREEN S</td>
<td>2250.00</td>
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<tr>
<td>2015 Code</td>
<td>515 LONGVIEW DR</td>
<td>270.52</td>
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<tr>
<td>2019 Mowing</td>
<td>1119 BENNINGTON PL</td>
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<td>2019 Cleanup</td>
<td>102 CREEKSIDE DR</td>
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**TOTAL COLLECTED 2019** 11,105.13

### 2018

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<tr>
<td>2018 Mowing</td>
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<tr>
<td>2018 Mowing</td>
<td>1300 Miller Pond Rd</td>
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<tr>
<td>2018 Mowing</td>
<td>402 Larue St</td>
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<td>2018 Mowing</td>
<td>1119 Bennington Place</td>
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**TOTAL COLLECTED 2018** 2,595.07
# 2019 CODE LIENS

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<th>Property Owner Name</th>
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<th>Mailing Address of Property Owner</th>
<th>Total Lien Amount</th>
<th>Category</th>
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<tr>
<td>DAN KEARNS</td>
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<td>ALICE K. JAMES PENSON</td>
<td>306 JOHN J JOHNSON AVE</td>
<td>1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362</td>
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<td>JANAY DOWNEY-TURNER ET AL</td>
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<td>1909 CREASON DR APT 306A BOWLING GREEN KY 42101</td>
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<td>ROBERT MITCHELL JR</td>
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<td>582 Blue Door Church Rd; Franklin KY 42134</td>
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<td>ELIZABETH BURRIS GRIFFIN</td>
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<td>1006 Cecil Ave; Louisville KY 40211</td>
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<td>DENISE H. SIMPSON et al</td>
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<td>MARCUS BRIGGS ET AL</td>
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<td>MASON O. HOLCOMB</td>
<td>609 MAYES LANE, FRANKLIN</td>
<td>805 East Cedar Street</td>
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<td>BARBARA S. LOCKHART</td>
<td>400 PELHAM ST, FRANKLIN</td>
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<td>SUE ANN BLAND</td>
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**TOTAL TO DATE** 63,916.91
# FINAL ORDERS

**Updated: December 21, 2019**

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<th>PHYSICAL ADDRESS OF VIOLATION</th>
<th>OWNER MAILING ADDRESS</th>
<th>FULL FINAL ORDER</th>
<th>STATUS OF FINAL ORDER</th>
<th>AMOUNT OF LIEN</th>
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<td>BRANDY LAW</td>
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<td>1820 E WICKER DRIVE, FRANKLIN KY 42334</td>
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<td>KATHRYN G. SMITH</td>
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<td>LLOYD WAYNE WILSON</td>
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<td>98814 Bedford Way, Louisville KY 40242</td>
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<td>ROBERT MITCHELL JR.</td>
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- **Page:** Page number of the document
- **File No.:** Document file number
- **Status:** Status of the document
- **Priority:** Priority level of the document
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**Total to Date**: 269,420.64
MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: Daniel Reetzke, Tax Collector
DATE: January 13, 2020
SUBJECT: Abandon Urban Property

A brief description of this process is outlined below. I would like the opportunity to discuss this process in more detail at the Commission Meeting scheduled for Monday, January 13, 2020.

1. Generate list of properties for Code Enforcement (CE) officer to check. This list consists of properties that were on last year’s AUP list, properties with vacant utility accounts, properties that owe 3 years or more in property taxes, and properties the CE officer adds throughout the year.

2. The CE officer receives an AUP checklist (see attached) for each of the properties that meet at least one of the four criteria and physically checks each property.

3. From the completed AUP checklists submitted by the CE officer, the Abandon Urban Property list is then produced.

4. Letters to property owners are mailed out to notify them that their property qualifies as Abandon Urban Property. The notice lets the property owner know that they have the ability to appeal the classification of their property. To appeal the classification of the property, the owner must submit a written appeal to the City Clerk no later than June 1st. The CE officer will review the appeal and, if necessary, the request will be scheduled for a hearing before the Code Enforcement Board of Appeals to determine if the property has been incorrectly classified.

5. Once every appeal is settled the remaining properties on the list will be assessed an Abandoned Urban Property charge when the 2020 property taxes are generated.
Abandoned Urban Property Checklist

Property address: _______ Date: ________________

Criteria

Any vacant structure or vacant or unimproved lot or parcel of ground
within the city limits vacant for a period of at least one (1) year

AND ONE OF THE FOLLOWING:

Dilapidated, unsanitary, unsafe, vermin infested or otherwise dangerous to the
safety of persons, is unfit for its intended use

Has become a place for the accumulation of trash and debris, or has become
infested with rodents or other vermin

Has been delinquent for a tax period of at least three (3) years

Located within a development area established under KRS 65.7049, KRS 65.7051
and KRS 65.7053

________________________
Code Enforcement Officer Signature

________________________
City Manager Signature

Per Ordinance No. 220.3-03-2011 - No later than May 1 of each year, the Code Enforcement Officer shall mail, by regular first-class mail, to the owner(s) of each Abandoned Urban Property, as those name(s) are listed in the records of the Property Valuation Administrator, a notice that the property has been classified as Abandoned Urban Property.
To: Mayor Larry Dixon and Commissioners

From: City Manager, Kenton Powell

Date: January 13th, 2020

Re: 2020 Proposed Commission Meeting Dates

It’s hard to believe it is 2020! With that, I would like to discuss and confirm this year’s City Commission meeting schedule.

Below is the recommended schedule. Please note that May 25th is Memorial Day and September 7th is Labor Day, and these holidays fall on our regularly scheduled meeting dates, so I recommend that we cancel these meetings. Also, December 21st is a regularly scheduled meeting date, but falls during Christmas week. We normally only have one regular meeting in December due to the Christmas holiday, so I recommend that we cancel that meeting also.

January 13th and 27th
February 10th and 24th
March 3rd
March 16th and 30th
April 6th and 20th
May 10th

May 11th
May 25th
June 1st

June 15th and 29th
July 6th and 20th
August 10th and 24th
September 7th
September 15th
September 21st
October 12th and 26th
November 11th
November 9th and 23rd
December 7th
December 21st

12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
12:00 noon – Joint City/County Meeting (at City Hall)
12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
9:00 a.m. – 11:00 a.m. – Special Called

Budget Work Session

12:00 noon – Regular Commission Meeting

MEMORIAL DAY HOLIDAY – Cancel Regular Meeting
9:00 a.m. – 12:00 a.m. – Special Called

Budget Work Session

12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
L VETERANS DAY HOLIDAY – Cancel Regular Meeting
12:00 noon – Joint City/County Meeting (at Fiscal Court)
12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
VETERANS DAY HOLIDAY – Cancel Meeting
12:00 noon – Regular Commission Meeting
12:00 noon – Regular Commission Meeting
Christmas week – Cancel Meeting
MEMO

TO: Mayor Larry Dixson and Commissioners
FROM: Shauna R. Cornwell, Director of Finance
DATE: December 19, 2019
SUBJECT: Discussion Regarding Award of Bid # 2020-04 for Purchase of 2020 Ford F-350 Reg Cab 4x4

The City published an Invitation to Bid # 2020-04 for the Purchase of a 2020 Ford F-350 Reg Cab 4x4.

The bid opening was Thursday, December 19th. There was one sealed bid submitted. Additionally, there is a State Bid price with Paul Miller Ford in Lexington, KY through the State of Ky Procurement processes. The results of the bids are as follows:

Hunt Ford: $31,024.00
Paul Miller Ford: $31,217.00

Based on the bid results, I recommend that we award the purchase of these vehicles to Hunt Ford.

Proposed Motion: I’d like to recommend that the City award the Purchase of 2020 Ford F-350 Reg Cab 4x4 to Hunt Ford and authorize the Mayor to sign any and all documentation related to this matter.
Vehicle Bid For
City of Franklin
Bid #2020-04 Ford F-350 Reg Cab 4X4

Prepared By:

Jimmy Falls
Fleet Manager - Hunt Ford, Inc
625 Garvin Lahe, Franklin KY 42134
www.huntauto.com
Office: 270-586-8281
Cell: 270-792-8707
Fax: 270-586-8910
Email: jimmy@huntauto.com
Thank you for your business!
**VEHICLE ORDER CONFIRMATION**

**CNGP530**

**2020 F-SERIES SD**

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**Ord PEP: 640A**

**Cust/Flt Name: CITY OF FRANK**

**PO Number:**

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*THIS IS NOT AN INVOICE*

*TOTAL PRICE EXCLUDES COMP PRICE ALLOW*

**F8=Next**

F1=Help  F2=Return to Order  F3/F12=Veh Ord Menu

F4=Submit  F5=Add to Library  F9=View Trailers

S006 - MORE DATA IS AVAILABLE.
CNGP530

VEHICLE ORDER CONFIRMATION

2020 F-SERIES SD

Order No: J000  Priority: B2  Ord FIN: QK711  Order Type: 5B  Price Level: 025
Ord PEP: 640A  Cust/Flt Name: CITY OF FRANK  PO Number:

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TOTAL BASE AND OPTIONS 42205 37228.52
TOTAL 42205 37228.52

*THIS IS NOT AN INVOICE*
*TOTAL PRICE EXCLUDES COMP PRICE ALLOW*

F1=Help  F2=Return to Order  F3/F12=Veh Ord Menu  F4=Submit  F5=Add to Library  F9=View Trailers
S099 - PRESS F4 TO SUBMIT

QC05647

P. 81
BID FORM #2020-04

TO: City of Franklin
c/o Finance Director’s Office
P.O. Box 2805
Franklin, KY 42135

FROM: Hunt Ford Inc
625 Garvin Lane
Franklin, KY 42134
Phone: 270-586-3281
Fax: 270-586-8813
E-mail: jimmy@huntauto.com

The undersigned hereby certifies that to the best of his/her knowledge and belief, the cost or pricing data submitted herein is accurate, complete, and current as of the date set forth hereon.

The undersigned hereby certifies that he/she has carefully examined the plans and/or specifications. The undersigned is familiar with the type of service/equipment/supplies to be furnished as set forth for a complete installation/supply.

The undersigned proposes to furnish the supplies and/or equipment which will perform in a satisfactory manner and that is in accordance with the plans and specifications set forth, for the following price.

The Bidder certifies, by signature, that all specifications have been reviewed and that any variations to the City’s specifications, including both exceptions to or enhancements of same, are clearly stated in an attachment to this bid.

The Bidder, certifies, by signature, that all addendums issued to this bid offering, if any, have been reviewed and the Bidder is fully aware of the implications of the addendums on the bid offering, and that a copy of each issued addendum is signed and included as confirmation of receipt. It is the responsibility of the bidder to check the website, www.franklinky.org, for any addendums that may have been issued before final bid is submitted.

The Bidder, certifies by signature, that the Responsibility of Bidders Form has been fully completed and attached as part of the bid.

Are there any exceptions to the specific specifications set forth on bid? Yes ___ No _

If yes, please explain______________________________

Company or Individual Name Hunt Ford Inc.

Doing Business As (DBA)______________________________

Street Address 625 Garvin Lane P.O. Box 371 Zip 42135
City, State, Zip Code Franklin, KY 42134

Official Name (printed) Jimmy Falls
Official Signature ________________________________ Date 12-16-19
RESPONSIBILITY OF BIDDER FORM

This form must be completed in full and submitted with bid. Misrepresentation or failure to complete will automatically disqualify bid. All information is confidential and exempt from Open Records Law, pursuant to KRS 45A.395.

NAME: Hunt Ford Inc.  Phone # (270) 586-3381

ADDRESS: 625 Garvin Lane Franklin, Ky 42134

Street or PO Box:          City:          State:          Zip Code:          

1. Type of services/supplies provided in normal course of business: ( ) Vehicle Sales (New/Used) ( ) Parts & Service
   ( ) Fleet Management

2. Length of time in business: 67 yrs

3. Experience in providing bid-required services/supplies: 2 yrs Fleet Manager

4. Currently a party/defendant in lawsuit(s)? ( ) Yes ( ) No
   If yes, explain: ________________________________________________________________

5. State past history as party/defendant in lawsuit(s): N/A

6. Name of contract/product liability insurance carrier: Center of Insurance
   Limits: $1,000,000

7. If construction bid:
   (a) How many other projects currently ongoing? ________________________________
   (b) How many bids currently submitted elsewhere? ________________________________
   (c) Have books been audited by CPA? ( ) Yes ( ) No
   Date of last audit: ____________________________________________________________

8. City of Franklin Business License No.: 56240

9. List of references (public or private) and contact person for whom similar services/supplies provided.

   ________ __________  3601 High St. Wayne Goodman 270-586-4441
   Name of Firm          Address          Contact Person          Phone #

   ________ __________  451 Fairview Ave Gary Perkins 270-842-6541
   Name of Firm          Address          Contact Person          Phone #

   ________ __________  430 S College St. Amberi Spears 270-586-8877
   Name of Firm          Address          Contact Person          Phone #

Note: If more space is needed, please attach separate sheet(s).

1. Jimmy Fife do solemnly swear that to the best of my knowledge and belief the above is true and accurate statement of facts.
   Signed: Jimmy Fife          Date: 12/16/19
   State of: Kentucky
   County of: Simpson

Sworn to and subscribed before me, a Notary Public, this 116 day of 12, 2019.
   My Commission expires: 3/27/22

Notary Public
ATTACHMENT A

NON-COLLUSION AFFIDAVIT

The bidder, by its officers and authorized agents or representatives present at the time of filing this proposal, being duly sworn on their oaths, say that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other bidder or with any public officer of such City of Franklin, Kentucky, whereby such affidavit or affiant or either of them has paid or is to pay to such other bidder or public officer any sum of money, or has given or is to give to such other bidder or public office anything of value whatsoever, or such affidavit or affiant or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for by the attached proposal, that no inducement of any form or character other than that which appears on the face of the proposal will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the proposal or awarding of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contract sought by this proposal.

COMPANY: Hunt Ford Inc

BY: Jimmy Falls

(NAME: Jimmy Falls

(TITLE: Fleet Manager

DATE: 12-16-19

P. 84
ORDINANCES
AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020 BY ESTIMATING REVENUES AND APPROPRIATIONS

WHEREAS, the City Commission for the City of Franklin, Kentucky is required by law to amend its budget ordinance to reflect actual revenues and expenditures if different from those projected; and

WHEREAS, it has been reported to the City Commission that actual revenues collected and costs expended by the city during the 2019-2020 fiscal year are different from those projected in the current budget ordinance, and it is therefore necessary to amend the 2019-2020 budget ordinance to reflect these variances,

NOW, THEREFORE, be it ordained by the City of Franklin, Kentucky that the 2019-2020 budget is hereby amended to read as follows:

<table>
<thead>
<tr>
<th>Estimated Revenues:</th>
<th>General Fund</th>
<th>Stormwater Fund</th>
<th>Utility Fund</th>
<th>Sanitation Fund</th>
<th>Municipal Aid Fund</th>
<th>Cemetery Fund</th>
<th>Perpetual Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Revenue</td>
<td>-</td>
<td>247,500</td>
<td>5,292,000</td>
<td>722,000</td>
<td>-</td>
<td>77,000</td>
<td>7,400</td>
</tr>
<tr>
<td></td>
<td>1,163,989</td>
<td>-</td>
<td>5,292,000</td>
<td>722,000</td>
<td>-</td>
<td>77,000</td>
<td>7,400</td>
</tr>
<tr>
<td>Licenses &amp; Fees</td>
<td>5,437,511</td>
<td>-</td>
<td>244,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>5,438,000</td>
<td></td>
<td>244,000</td>
<td>457,849</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intergovernmental Revenue</td>
<td>418,062</td>
<td>-</td>
<td>208,750</td>
<td>-</td>
<td>396,367</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fines &amp; Forfeits</td>
<td>69,652</td>
<td></td>
<td>208,750</td>
<td>26,000</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>69,652</td>
<td></td>
<td>208,750</td>
<td>26,000</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Intergovernmental Revenues</td>
<td>592,998</td>
<td>100,000</td>
<td>-</td>
<td>-</td>
<td>185,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>592,998</td>
<td>100,000</td>
<td>-</td>
<td>-</td>
<td>185,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Revenue</td>
<td>274,413</td>
<td>16,402</td>
<td>189,273</td>
<td>9,630</td>
<td>1,866</td>
<td>1,722</td>
<td>11,823</td>
</tr>
<tr>
<td></td>
<td>239,608</td>
<td>16,402</td>
<td>201,728</td>
<td>7,600</td>
<td>1,400</td>
<td>1,002</td>
<td>12,667</td>
</tr>
<tr>
<td>Non-Operating Revenue</td>
<td>-</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL REVENUES</td>
<td>7,556,574</td>
<td>354,404</td>
<td>5,530,023</td>
<td>1,061,630</td>
<td>459,535</td>
<td>264,722</td>
<td>19,223</td>
</tr>
</tbody>
</table>

Appropriations:

| Appropriations:      | General Government | -               | -           | -               | -                 | -            | -             |
|                      | 1,491,035         | -               | -           | -               | -                 | -            | -             |
|                      | 1,487,448         | -               | -           | -               | -                 | -            | -             |
| Police               | 2,358,831         | -               | -           | -               | -                 | -            | -             |
| Fire                 | 2,366,749         | -               | -           | -               | -                 | -            | -             |
| Public Services      | 279,553           | -               | -           | -               | -                 | -            | -             |
|                      | 279,653           | -               | -           | -               | -                 | -            | -             |
| Community Services   | 808,852           | -               | -           | -               | -                 | -            | -             |
|                      | 805,888           | -               | -           | -               | -                 | -            | -             |
| Economic Development | 630,004           | -               | -           | -               | -                 | -            | -             |
|                      | 611,121           | -               | -           | -               | -                 | -            | -             |
| Stormwater           | 739,000           | -               | -           | -               | -                 | -            | -             |
|                      | 739,000           | -               | -           | -               | -                 | -            | -             |
| Municipal Utilities  | -               | 213,825         | -           | 3,507,065       | -                 | -            | -             |
| Sanitation           | -               | 213,825         | -           | 3,504,466       | -                 | -            | -             |
|                      | -               | 213,825         | -           | 725,000         | -                 | -            | -             |
| Municipal Aid/Severance | -             | -               | 364,250     | 736,000         | -                 | -            | -             |
|                      | -               | -               | 364,250     | 736,000         | -                 | -            | -             |
| Municipal Cemetery   | -               | -               | -           | -               | 364,250           | -            | -             |
|                      | -               | -               | -           | -               | 364,250           | -            | -             |
| Debt Service         | 535,260          | -               | 204,499     | -               | 204,499           | -            | -             |
|                      | 544,040          | -               | 204,499     | -               | 204,499           | -            | -             |
| Capital Outlay       | 1,139,491        | -               | 5,000       | -               | -                 | -            | -             |
|                      | 574,565          | -               | 5,000       | -               | -                 | -            | -             |
| TOTAL APPROPRIATIONS | 7,981,326        | 213,825         | 5,147,030   | 725,000         | 364,250           | 204,499      | -             |
|                      | 7,368,069        | 213,825         | 4,811,129   | 725,000         | 364,250           | 204,499      | -             |

Page 1 of 2, Amended ORDINANCE 2019-030

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EXCESS RESOURCES

<table>
<thead>
<tr>
<th></th>
<th>General Fund</th>
<th>Stormwater Fund</th>
<th>Utility Fund</th>
<th>Sanitation Fund</th>
<th>Municipal Aid Fund</th>
<th>Cemetery Fund</th>
<th>Perpetual Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>(25,251)</td>
<td>150,579</td>
<td>542,963</td>
<td>276,630</td>
<td>95,283</td>
<td>55,223</td>
<td>19,223</td>
<td></td>
</tr>
<tr>
<td>444,184</td>
<td></td>
<td>911,344</td>
<td>274,500</td>
<td>86,217</td>
<td>54,027</td>
<td>20,047</td>
<td></td>
</tr>
<tr>
<td>106,800</td>
<td>-</td>
<td>332,797</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

TRANSFERS OUT

<table>
<thead>
<tr>
<th></th>
<th>General Fund</th>
<th>Stormwater Fund</th>
<th>Utility Fund</th>
<th>Sanitation Fund</th>
<th>Municipal Aid Fund</th>
<th>Cemetery Fund</th>
<th>Perpetual Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>435,000</td>
<td></td>
<td>243,488</td>
<td>209,500</td>
<td>95,000</td>
<td>52,400</td>
<td>3,000</td>
<td></td>
</tr>
<tr>
<td>433,600</td>
<td></td>
<td>240,488</td>
<td>209,600</td>
<td>95,000</td>
<td>52,400</td>
<td>3,000</td>
<td></td>
</tr>
</tbody>
</table>

CHANGE IN FUND BALANCE

<table>
<thead>
<tr>
<th></th>
<th>General Fund</th>
<th>Stormwater Fund</th>
<th>Utility Fund</th>
<th>Sanitation Fund</th>
<th>Municipal Aid Fund</th>
<th>Cemetery Fund</th>
<th>Perpetual Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>(561,866)</td>
<td>150,579</td>
<td>533,866</td>
<td>276,630</td>
<td>95,283</td>
<td>55,223</td>
<td>19,223</td>
<td></td>
</tr>
<tr>
<td>(93,816)</td>
<td></td>
<td>148,088</td>
<td>333,085</td>
<td>85,000</td>
<td>217</td>
<td>1,667</td>
<td></td>
</tr>
</tbody>
</table>

Supplementary Notes:
Expenditure of Funds from Capital Sinking Fund (Monies allocated and saved in prior Fiscal Years):
- 487,597
- 342,909.18
- 260,000
- One Time Allocation for Defeasance of Bonds:
- 255,000
- 265,000.00

Change in Fund Balance Net of One Time Expenditures and/or Expenditures from Capital Sinking Fund:
- 441,012
- 150,579
- 574,608
- 67,130
- 285
- 2,823
- 16,223

SECTION 2: The regulatory license fee shall be eight percent (8%) of gross sales of all alcoholic beverages sold by the drink, in the case of retail sales of package distilled spirits, wine and malt beverages, the regulatory license fee shall be five percent (5%) of gross sales. The annual rate for the regulatory license fee adopted by the City Commission is estimated to ensure full reimbursement to the city for the cost of any additional policing, regulatory, or administrative expense related to the sale of alcoholic beverages in the city.

SECTION 3: The detailed budget proposal and message, together with modifications, are hereby adopted and incorporated by the reference herein, the same as if copied at length herein.

SECTION 4: This ordinance is effective upon its passage and publication.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase, or a portion of this ordinance is declared illegal, unconstitutional or otherwise otherwise invalid, such declaration shall not affect the remaining portions hereof.

All ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, hereby repealed.

FIRST READING - December 9, 2016

SECOND READING - January 13, 2020

At a meeting of the Franklin City Commission held on January 13, 2020, and upon motion made by Commissioner ______________ and seconded by Commissioner ______________, the foregoing ordinance was adopted, after full discussion, by the following vote:

Commissioner Brownie Bennett
Commissioner Herbert Williams
Commissioner Jamie Powell
Commissioner Wendell Stewart
Mayor Larry Dixon

APPROVED BY:

LARRY DIXON, MAYOR
CITY OF FRANKLIN, KY

ATTEST:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KY

A DETAILED COPY OF THE BUDGET MAY BE SEEN AT CITY HALL, 117 W CEDAR STREET, FRANKLIN KENTUCKY BETWEEN THE HOURS OF 8:30 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY.
ORDINANCE NO. 2020 - 001

AN ORDINANCE REZONING APPROXIMATELY 5.00 ACRES IMMEDIATELY NORTH OF 6007 BOWLING GREEN ROAD FROM A-1 (AGRICULTURE) TO I-2 (HEAVY INDUSTRY)

WHEREAS, Ann Piper Carpenter, 3037 Overton Road, Birmingham, Alabama 35223, filed a petition to rezone five (5.00) acres immediately north of 6007 Bowling Green Road from A-1 (Agriculture) to I-2 (Heavy Industry); and

WHEREAS, Ann Piper Carpenter desires to rezone the aforementioned property from A-1 (Agriculture) to I-2 (Heavy Industry) so that a purchaser may build and operate a 20,000 square foot building for the warehousing and distribution of industrial products to make the property more productive for the community, and this change is appropriate and consistent with the use of this property and surrounding properties; and

WHEREAS, a public hearing was held by the Franklin-Simpson Joint Planning & Zoning Commission on December 3, 2019, after due public notice, in the manner provided by law; and

WHEREAS, the Planning & Zoning Commission recommended the granting of said zone change as it is in agreement with the community’s comprehensive plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Franklin, Kentucky as follows:

The five (5.00) acres immediately north of 6007 Bowling Green Road as described below is granted a zone change from A-1 (Agriculture) to I-2 (Heavy Industry):

A certain tract of land in Simpson County, Ky. located approximately 6 miles north of downtown Franklin, situated on the west side US Highway #31W, and just north of Carr Road and further described from a survey made December 18, 2019 under the supervision of Robert G. May, LPLS # 2142, as follows:

Unless stated otherwise, any monument or reference referred to herein as a pin and cap is a set ¼” x 18” rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of Pinnacle Agricultural Distribution, Inc. as recorded in DB 315 PG 128 (reference – Minor PB 1 PG 4) in the Office of the Simpson County Court Clerk.

Beginning at a found ¼ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W; thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of 13° 19’ 36” W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17’ 48” E – 61.17 feet from a
found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128); thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28' 05" W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51' 41" E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162); thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01' 40" E – 754.18 feet to the beginning point.

Containing 5,000 acres. Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holdings shall not affect the validity of the remaining portions of Ordinance.

All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

FIRST READING
SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on , on motion made by and seconded by , the foregoing ordinance was adopted, after full discussion, by the following vote:

LARRY DIXON, MAYOR
JAMIE POWELL
BROWNIE BENNETT
WENDELL STEWART
HERBERT WILLIAMS
APPROVED BY:

Larry Dixon, Mayor

ATTEST:

Cathy Dillard, City Clerk
Robert G. May  
Licensed Professional Land Surveyor ~ 1830 Witt Road ~ Franklin, KY 42134  
Phone: 270-586-4562  Fax: 270-586-4562

A certain tract of land in Simpson County, Ky. located approximately 6 miles north of downtown Franklin, situated on the west side US Highway #31W, and just north of Carr Road and further described from a survey made December 18, 2019 under the supervision of Robert G. May, LPLS # 2142, as follows;

Unless stated otherwise, any monument or reference referred to herein as a pin and cap is a set ½” x 18” rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of Pinnacle Agricultural Distribution, Inc. as recorded in DB 315 PG 128 (reference – Minor PB 1 PG 4) in the Office of the Simpson County Court Clerk.

Beginning at a found ¾ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W;

Thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19’ 36” W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17’ 48” E – 61.17 feet from a found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128);

Thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28’ 05” W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51’ 41”E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162);

Thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01’ 40” E – 754.18 feet to the beginning point.

Containing 5.000 acres  
Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.
The property shown hereon is not to be further subdivided or reconfigured without written permission of the Franklin - Simpson Planning Commission.

Lot 2
Port of DB 181 PG 472
5,000 acres total

The found, existing, and established monuments or fence lines, as shown hereon, are the best available evidence of occupied corners and occupied boundaries, unless otherwise noted.

Any easements, conditions, or restrictions, written or unwritten, that previously apply to this property shall remain in effect and apply to this property as represented by this plat.

This survey was performed without benefit of facts which may be disclosed by a full and accurate title search.

All corners and reference markers are monumentsed with set iron pins unless otherwise noted.

All set iron pins are 1/2" x 18" rebar with yellow plastic cap stamped R.G. May 2142, unless otherwise noted.

Basis of Bearing

Referred to the recorded bearing along the north line of Phunole Agriculture Distribution, Inc. as recorded in DB 315 PG 1-128 (Ref Minor FB 1 Page 4).

The purpose of this survey was to locate the corners which define the boundaries of this property. All found monuments were held as control unless otherwise noted.

This plat depicts a survey made by me or under my direct supervision using the method of random traverse, with side shots and to true and accurate to the best of my knowledge and belief. The unstated linear precision ratio meets or exceeds the required minimum linear precision ratio with a linear closure of 1:0.982, and an angular closure of 5° per angle for 5 angles. Bearings and distances shown hereon are unstated and have not been adjusted for closure. The represented survey, as shown hereon, is an "Urban" survey, and the accuracy and precision of said survey meets the requirements of this class.

Robert G. May LPIS

After careful research of the history of the recorded deeds, it is my opinion the field survey this plat represents is true and accurate to the best of my knowledge and belief.

Information of adjoining property owners, as shown hereon, taken from FVA records.

This Plat of Survey represents a Boundary Survey and complies with 201 KAR 18:150.

Survey Plat for Lot #2 of the Ann Piper Carpenter Minor Subdivision

Shoing a portion of the the property of Ann Piper Carpenter
3037 Overton Road
Birmingham, AL 35223

Requested by
Agri Realty
306 Quail Ridge Road
Franklin, KY 42134

12-18-19  1" = 200'

Robert G. May
Licensed Professional Land Surveyor
1330 Wet Road
Franklin, Ky. 42134
Phone (770) 566-4562

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