

The Franklin, KY City Commission convened in **special called session** on **Monday, January 4, 2016**, in the City Hall meeting room, 117 W. Cedar Street, Franklin, Kentucky. Mayor Ronnie Clark called the meeting to order at 7:30 a.m. Commissioners present included Mason Barnes, Larry Dixon, Jamie Powell and Wendell Stewart.

Others present included City Manager, Kenton Powell; City Personnel Director/Deputy Clerk, Rita Vaughn; Street Superintendent, Derick Minnicks; Franklin Favorite / WFKN media representative, Keith Pyles; and Bill Harris.

Commissioner Larry Dixon offered an opening prayer.

• **Discussion and Possible Action – Award Bid for Franklin Blighted Hospital Removal Phase III**

The City advertised for bids for asbestos abatement and the demolition and removal of the remaining structure of the Franklin Blighted Hospital Removal – Phase III, with bids to be opened on December 29th, 2015. Only one bid was received for this project from Charles Dewese Construction in the amount \$23,465.00 for asbestos abatement, and \$99,889.00 for the demolition and removal of the remaining structure. Charles Dewese Construction agreed to a 10% deduction on their asbestos abatement bid with the stipulation that they were awarded both bids, bringing their bid down to \$21,118.50.

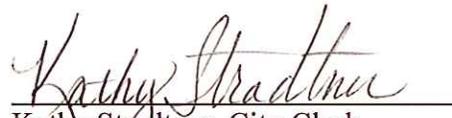
Motion was made by Jamie Powell and seconded by Mayor Clark to award the Franklin Blighted Hospital Removal Phase III projects as detailed to the lowest and best responsive, responsible bidder, Charles Dewese Construction, for the Franklin Blighted Hospital Removal Demolition Contract in the bid amount of \$99,886, and for the Franklin Blighted Hospital Removal of Asbestos Abatement Contract in the bid amount of \$21,118.50, and finally to authorize the Mayor to sign on behalf of the City any and all documents necessary per this action. Ayes: All. Motion carried.

ADJOURNMENT

Motion was made by Jamie Powell and second by Larry Dixon to adjourn the City Commission meeting. Ayes: All. Motion carried unanimously at 7:40 a.m.

Approved the 11th day of January, 2016


Ronnie Clark, Mayor


Kathy Stradtner, City Clerk

Minutes Recorded by Rita Vaughn, Deputy Clerk

The Franklin, KY City Commission convened in **regular session** on **Monday, January 11, 2016**, in the City Hall meeting room, 117 W. Cedar Street, Franklin, Kentucky. Mayor Ronnie Clark called the meeting to order at 12 noon and City Clerk called the member roll:

Mayor Ronnie Clark	Present and in the chair presiding
Commissioner Mason Barnes	Present
Commissioner Larry Dixon	Present
Commissioner Jamie Powell	Present
Commissioner Wendell Stewart	Present

Others present included City Manager, Kenton Powell; City Attorney, Scott Crabtree, City Chief of Police, Roger Solomon; City Clerk, Kathy Stradtner; City Finance Director, Shaunna Cornwell; City Personnel Director/Deputy Clerk, Rita Vaughn; City Community Development Director, Tammie Carey; Franklin Renaissance Director Amy Biggs; City Public Works Director, Derick Minnick; Franklin-Simpson Human Rights Commission Representative, Donzella Lee, F S Code Enforcement Officer, Kevin Allen; and Franklin Favorite / WFKN media representative, Keith Pyles.

Chris Laster, Sulphur Springs Baptist Church Pastor Associate, offered an opening prayer.

APPROVAL OF MINUTES

Motion was made by Commissioner Powell and seconded by Commissioner Barnes to approve the minutes as presented from both the December 14, 2015 regular City Commission meeting and the January 4, 2016 special called meeting of the City Commission. Voting aye: all. Motion carried unanimously.

RECOGNITION

- Proclamation – Simpson County School Board Recognition

The City received a request from Simpson County School Board Jim Flynn regarding a proclamation recognizing the Simpson County School Board. **Motion was made by Commissioner Dixon and seconded by Commissioner Stewart to adopt a proclamation declaring the month of January, 2016 as *School Board Recognition Month* in Franklin, Kentucky, and authorize the Mayor and City Commissioner's signatures on the document. Voting aye: all. Motion carried unanimously.**

*Proclamation
School Board Recognition Month*

WHEREAS, the Simpson County Schools are a benefit to this community through the daily efforts to ensure that all students achieve at high levels and possess the knowledge and skills to be responsible citizens and enjoy productive and satisfying lives; and

WHEREAS, the members of the Simpson County Board of Education are the heart and soul of the public education governance system and represent the essence of local leadership; and

WHEREAS, Simpson County Board Members David Webster, Heidi Estes, Wes Stone, Brigitte Crawford, and Nancy Uhls play a crucial role in promoting student achievement by creating a vision, establishing policies and budgets, and setting clear standards of accountability for all involved; and

WHEREAS, the members of the Simpson County Board of Education are directly accountable to the voters, being a vital link between community members and their schools, and

WHEREAS, Kentucky, along with numerous other states, has chosen January as a time for annual recognition of the service of the members of locally elected boards of education,

*NOW, THEREFORE, we, the Board of Commissioners of the City of Franklin, Kentucky, do hereby proclaim the month of January 2016 as **School Board Recognition Month***

And encourage all of our fellow citizens to join in this special observance.

HEAR THE PUBLIC

Citizen Josh Joshlin, 314 Quail Ridge Road, Franklin, spoke to the Commission regarding issues he has at his home, and at property he owns on Cottage Lane. The drainage ditch near the 300 block of Cottage Lane is clogged and causes drainage issues in the area. Mr. Joshlin reported quite some time had been spent by public crews to get the drainage in that area in good shape, and he would like to see regular maintenance completed to keep it that way. His second comment was regarding the pavement cracking and potholes forming near his home at Quail Ridge Road, and he is requesting the City look into this.

COMMUNITY SERVICES

- Report Regarding Franklin-Simpson Human Rights Commission Activities

F S Human Rights Commission (HRC) member, Rev. Donzella Lee, reported on the activities being planned to celebrate Martin Luther King Day, as well as other upcoming events of the HRC.

- *January 18, 2016, the HRC is hosting a breakfast on June 11t to commemorate Martin Luther King Day. The breakfast will start at 8:00 am in the Franklin Methodist Church Life Center on College Street, followed by a march to Greater Taylor Church, 604 Jefferson Street. Speakers and other activities are planned during the breakfast and at the church.*
- *January 27, members of the HRC will be attending a Legal Law Symposium.*
- *In February, Black History Month will be celebrated with choirs and speakers each week and organized by the HRC.*
- *The annual Unsung Heroes Banquet is being planned in March, with nominations now being accepted and can be turned in to any HRC member.*
- *On March 12 the HRC members are going to participate in a team building training in order to become more effective board members. A Police appreciation luncheon is being planned.*

- Discussion and Possible Action – F S Renaissance Request Regarding Architectural Elements from Blighted Hospital Property

Amy Ellis, F S Renaissance Executive Director, addressed the Commission regarding her request for architectural elements from the current Blighted Hospital Demolition to be donated to Renaissance. Mrs. Ellis stated she would like to retain and store the items for use in future renovation projects in the Downtown Historic District. After discussion with Mrs. Ellis, **motion was made by Commissioner Stewart and seconded by Commissioner Dixon to ~~grate~~ the request from F S Renaissance and Resolution A-2016 to donate architectural elements from the Blighted Hospital Demolition site. Voting aye: all. Motion carried unanimously.**

RESOLUTION NO. A-2016

WHEREAS, the City Commission of the City of Franklin, Kentucky has determined that it is in the best interest of the citizens of Franklin, Kentucky, to dispose of a certain assets that were formerly fixtures on the property known as the "Huber Building" to the Franklin-Simpson Renaissance ("Renaissance"); and,

WHEREAS, the property shall be used by Renaissance in the operation and maintenance of Renaissance and used to rehabilitate other historic properties, and the property will be transferred to Renaissance without compensation.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Franklin, Kentucky, as follows:

- 1. The City Commission hereby finds and determines that it is in the best interest of the City of Franklin, Kentucky to convey, without compensation, certain former fixtures of the property known as the "Huber Building" to the Franklin-Simpson Renaissance which fixtures consist of certain items of trim and some windows.*
- 2. The intended use of the property shall be to benefit the operation and maintenance of the Renaissance to rehabilitate other historic properties to the benefit of all of the residents of Franklin, Simpson County, Kentucky.*
- 3. In accordance with KRS 82.083, the City Commission hereby adopts this Resolution as its written determination which describes the property, identifies the intended use and the reasons why it is in the public interest to dispose of the property, and the Commission affirmatively states that the method of disposition is by and through the transfer of title of the property to Renaissance with no compensation.*
- 4. The Mayor of the City of Franklin, Kentucky, is hereby authorized and directed to sign any and all documents necessary to effectuate the intent of this Resolution.*

- Discussion and Possible Action – Appoint Julie F. Wade to the F S Human Rights Commission Board

F S Human Rights Commission chair, Wanda Tuck, has requested the City Commission confirm the appointment of Julie Faught Wade to the Human Rights Commission. Mrs. Wade resides within Simpson County and is an active member of our community. If the Board of Commissioners approves this nomination, a full slate of members for the City appointees will be in place. **Motion was made by Commissioner Powell and seconded by Commissioner Dixon to approve the appointment of Julie Faught Wade to the F S Human Rights Commission. Voting aye: all. Motion carried unanimously.**

GENERAL GOVERNMENT

- Discussion and Possible Action – Surplus City Property

In preparation for compiling a surplus property list, City Manager Powell requested each department provide a list of any property which has become obsolete for use in their department. Below is a summary list.

<u>ITEM#</u>	<u>ID / VIN #</u>	<u>DEPARTMENT</u>	<u>PROPERTY</u>	<u>DESCRIPTION</u>
1	WWTP	1995 Ford Ranger Pick-up	...82038	
2	WDIST	1995 ICM Tamper – soil compactor	B5454	
3	WDIST	2003 Ford Crown Vic	...09797	
4	WDIST	2004 Ford F-350 4x4 Utility Truck	...39546	
5	Public Works	2004 Freightliner C-CAT	...50325	
6	Public Works	Military 6x6 Dump Truck (NOT TITLED)		C529-00514
7	Public Works	Military 6 x 6 Dump Truck (NOT TITLED)		C529-00229
8	Public Works	2004 Atlas Copco Generator	USA-010199	
9	Public Works	Military Pump & Tanks	...07013	
10	Public Works	2004 Kubota Mower ZD25F	15924	
11	Police Dept	2004 Ford Crown Vic	...155492	
12	Police Dept	2002 Ford Crown Vic	...08337	
13	Police Dept	2003 Ford Crown Vic	...74737	

The list included several items that had been obtained some years ago through disposition of military equipment, and confirmation has been received from the State that the property is free to be declared surplus and sold by the City. **Motion was made by Commissioner Barnes and seconded by Commissioner Powell to declare the presented list of thirteen items as surplus property, authorize the advertisement for surplus equipment sealed bids, authorize the City Manager to award and or negotiate for the highest and best responsive, responsible bid, and finally authorize the Mayor to sign any documents necessary to effectuate this motion, including any necessary title transfer forms, on behalf of the City. Voting aye: all. Motion carried unanimously.**

- Discussion and Possible Action – Award Equipment Rental Contract for Franklin Blighted Hospital Removal Phase III Project

Advertisement requesting bids for rental equipment to manage the debris and materials from the Old Hospital Demolition project, and opened at City Hall on January 7, 2016. The advertisement requested quotes for three pieces of equipment: one - 20-30,000 lb. Excavator with Hydraulic thumb, cab, one 130-160 HP Dozer with cab and LGP (low ground pressure) track system, and one 100+ Dozer with cab and LGP track system. Public Works Superintendent Derick Minnicks discussed the two (2) bids received: one from Whayne Supply and one from MEADE Equipment.

<i>BIDDER</i>	<i>AMOUNT</i>
<i>Whayne Supply</i>	<i>\$24,095 (includes pick-up and delivery of equipment)</i>
<i>Meade Equipment</i>	<i>\$18,900 (bid was only for Dozers)</i>

After reviewing both bids and considering all factors, Superintendent Minnicks is recommending the contract be awarded to Whayne Supply. Meade equipment bid only the dozers, and was 1,845 higher than the comparable Whayne Supply Bid. It was also verified with Whayne Supply, that if the City should need the equipment for a shorter period than expected, the cost will be lower. **Motion was made by Commissioner Stewart and seconded by Commissioner Powell to award the contract for rental equipment for the Franklin Old Hospital Removal Phase III Demo Project Equipment Rental to the lowest, and best responsive, responsible bid submitted by Whayne Supply for an amount not to exceed \$24,095, and authorize the Mayor to sign any documents necessary per this action. Voting aye: all. Motion carried unanimously.**

- Discussion and Possible Action – Award Integrated Public Sector Specific Finance System

For over a year now the Finance Department has been reviewing Financial Software Packages. As discussed previously, the City's current software provider, United System Technology, Inc. (USTI), cannot adequately meet our financial and accounting needs. The City put out a Request for Proposal for a new Financial Accounting Program. After a year of researching and reviewing programs, we narrowed our search down to two providers:

*Accela/Springbrook
Local Government Corporation*

Finance Director Shaunna Cornwell discussed the various features of each proposal, and the background and examination found for each. Local Government is the software the City was using prior to migrating to USTI; therefore the City has several years' previous experience with this provider. During review of this product both web-based and onsite demonstrations of all finance modules was considered. The other provider, Accela/Springbrook, also demonstrated their software through onsite demonstrations and web-based review. Because the City had never seen or used their program, we reached out to the City of Berea, a current Accela/Springbrook user, who is similar to us in size and municipal compilation, and made two onsite visits to review and use their program in their operating environment. In addition to the thorough product review, we've also reviewed and analyzed the quotes submitted by both companies. Finance Director Cornwell performed a cost analysis for one-time, non-reoccurring purchasing, conversion and implementation fees as well as annual licensing fees. All things considered, Finance Director Cornwell is recommending the software contract be awarded to Accela/Springbrook as the best fit for the City's Financial Reporting needs. Additionally, the Finance Director has been reviewing

both the Cloud and Non-Cloud based solutions (onsite vs offsite data housing) and is recommending the cloud solution. With the cloud solution the City will not have to maintain hardware onsite, install updates, program backups, disaster recovery plans, etc., all this is included with the Cloud solution by Accela. Following a lengthy discussion, motion was made by Commissioner Powell and seconded by Commissioner Stewart to award the City's Financial Software Package contract to Accela/Springbrook as having the lowest and best responsive, responsible proposal and elect the Cloud option, with the costs, per the quote, being \$146,475 in the year of conversion, and \$19,324 annually with annual maintenance fees subject to annual cost adjustments, and authorize the Mayor to sign any documents related to this contract. Voting aye: all. Motion carried *unanimously*.

- Discussion and Possible Action – Administrative and Financial Responsibility for CDBG Grant

City Manager Powell discussed the process and application of the Community Development Block Grant for the construction of a rail spur in the North Industrial Park to benefit the Fritz-Winter industrial project. The City of Franklin will serve as the grant applicant and the Commission will be ask to adopt a resolution authorizing the application. Barren River Area Development District (BRADD) will be the grant administrator with an estimated \$25,000 to 30,000 administrative fee that is eligible to come from the grant funding. BRADD will be responsible for all documentation and activities related to the environmental review, the development of the grant application and agreement, grant reporting, payroll reporting, public hearings, correspondence with the state and coordination of the construction activities including bidding, agreements, interviews with workers and other items as required. City Community Development Director, Tammie Carey, will serve as the liaison for the City and will work with BRADD to obtain signed documentation and rocessing that will aid BRADD in completing the grant.

- Discussion Regarding Condemned and Foreclosed Property Procedures

Community Development Director Carey and City Code Enforcement Officer Kevin Allen reviewed the City's current property condemnation and demolition procedures. In years past, the City has ended up as owner of the vacant lots, due to the owner forfeiting the lot in order to settle all liens, The vacant lots were then sold through an auction type process, and even though the lots sold, many times the City ended up with neglected property that we had to mow and maintain, therefore creating more liens, and the property still does not become a functioning, productive property. Tammie and Kevin would like to develop a solid, workable plan for such properties, and to that end have been exploring some successful programs in other Cities. Various options were discussed, and as a result, the consensus of the Board of Commissioners was to explore a plan that included the following:

Conduct an "auction" for each property to the highest bidder, requesting interested parties to submit a proposal for the use of the land and the time frame in which the development will be completed. If the land is not developed within the agreed upon time frame, then the property would revert back to the City. Stipulations would be put in place that the property could not be used for rental property, including certain stipulations not allowing delinquent tax or perpetual code violations on any properties owned within the City.

The ultimate purpose of the program would be to return the properties back into productive use and once again have a tax base. After a full discuss, Mrs. Carey was given direction to develop a sound plan incorporating elements discussed, and present to the Commission.

PUBLIC SERVICES

Pete Reckard, Scott Waste Services manager, was present to hear of any complaints or requests to his firm regarding the Solid Waste Agreement they have with the City. The Board of Commissions and staff were complimentary of the service the City and our citizens have received. Every concern that has been conveyed to Scott, a quick response has always been received; Finance Director Cornwell stated that of the complaints or concerns received in her department, 99% have been resolved and in a timely fashion.

PUBLIC SAFETY

No business.

UTILITIES

No business.

ORDINANCES

No business.

EXECUTIVE SESSION

Motion was made by Commissioner Barnes and seconded by Commissioner Stewart to enter into executive session for the purposes of 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 (b)}, Litigation – Discussion of proposed or pending litigation {KRS 61.810(c)}, and Personnel – Discussions or hearings which might lead to the appointment, discipline, or dismissal of an individual employee or member {KRS 61.810 (f)}. Voting aye: all. Motion carried unanimously at 1:06 pm. Entering the closed session were the Mayor and four commissioners, City Manager and City Attorney.

At 1:16 pm the City Police Chief was invited into the closed session. Chief Solomon exited at 1:20pm.

At 11:20 pm City Finance Director was invited into the closed session. Mrs. Cornwell exited at 1:30pm.

At 1:50pm motion was made by Commissioner Stewart and seconded by Commissioner Barnes to exit the closed session and return to open session. Voting aye: all. Motion carried unanimously.

Motion was made by Mayor Clark and seconded by Commissioner Barnes to hire Jennifer Knight as the utility manager at City Hall, effective as soon as available. Voting aye: all. Motion carried unanimously.

CITY ATTORNEY REPORTS

None

CITY MANAGER REPORTS

None

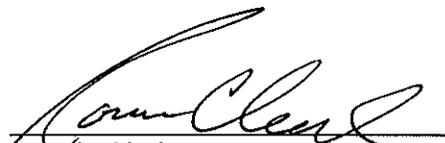
OTHER COMMISSION BUSINESS

None

ADJOURNMENT

Motion was made by Commissioner Powell and second by Commissioner Stewart to adjourn the City Commission meeting. Voting aye: all. Motion carried unanimously at 1:50 pm.

Approved the 25th day of January, 2016


Ronnie Clark, Mayor


Kathy Stradner, City Clerk
