

AGENDA

A G E N D A
City of Franklin, Kentucky
City Commission

December 9, 2019
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 - John Whitaker, First Baptist Church

III. Approval of Minutes

- Approval of Minutes of November 25, 2019 Regular Meeting *Pg. 5*

IV. Recognitions

- City of Franklin Employee of the Year

V. Hear the Public

- John Estes

VI. Community Services

VII. General Government

- Discussion and/or possible action regarding Purchase of Public Works Service Truck *Pg. 13*
Presenter: Shaunna Cornwell, Finance Director
- Discussion and/or possible action regarding Proposed Ordinance for First Amendment to Fiscal Year 2019-2020 Budget *Pg. 19*
Presenter: Shaunna Cornwell, Finance Director
- Discussion and/or possible action regarding Small Business Development Center *Pg. 22*
Presenter: Kenton Powell, City Manager
- Discussion and/or possible action regarding Appointments to Community Boards *Pg. 27*
Presenter: Kenton Powell, City Manager
- Discussion and/or possible action regarding Contract for Level III Building Inspector *Pg. 31*
Presenter: Scott Crabtree, City Attorney
- Discussion and/or possible action regarding Approval of Surplus Property Items *Pg. 39*
Presenter: Chris Klotter, Public Works Director

VIII. Public Services

IX. Public Safety

X. Utilities

XI. Ordinances

- Second Summary Reading of Ordinance No. 2019-025 titled: *An Ordinance Of The Board 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* Pg. 42
- Second Summary Reading of 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* Pg. 49
- Second Summary Reading of Ordinance No. 2019-027 titled: *An Ordinance Rezoning 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)* Pg. 53
- Second Summary Reading of 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)* Pg. 61
- Second Summary Reading of 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* Pg. 67
- First 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. 74

Presenter: Cathy Dillard, City Clerk

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)}

BUSINESS – Discussions between a public agency 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)}

XIII. City Attorney Reports

XIV. City Manager Reports

XV. Other Commission Business

XVI. Adjournment

MINUTES

**MINUTES OF REGULAR SESSION
OF THE
CITY OF FRANKLIN
CITY COMMISSION**

November 25, 2019

**City Hall
117 West Cedar Street
Franklin, Kentucky**

The Franklin, Kentucky City Commission met in Regular Session at 12:00 Noon, Monday, **November 25, 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; Trent Coffee; Carter Munday; John Estes; and, Felicia Bland.

Mayor Dixon called the meeting to order at 12:00 Noon, and Eric Walker of Franklin Community 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 October 28, 2019, regular meeting of the Franklin City Commission.

Voting aye: All. Motion carried unanimously.

Motion was made by Commissioner Williams and seconded by Commissioner Stewart to approve the minutes as presented of the November 12, 2019, special called meeting of the Franklin City Commission.

Voting aye: All. Motion carried unanimously.

COMMUNITY SERVICE

Felicia Bland from the Kiwanis Club of Franklin-Simpson spoke about the upcoming Christmas Parade. The parade will be held on Saturday, December 14, 2019 at 1:00 PM. Bland invited all elected officials to participate in the parade.

GENERAL GOVERNMENT

On October 2, 2019, Commissioner Gray Tomblyn was in Franklin to announce that the City of Franklin would be receiving additional funding for roads in the amount of \$114,482.00 from the Kentucky Transportation Cabinet Department of Highways. The streets identified for improvement with these funds are: Colonial Drive, Filter Plant Road, Morris Street and Village Drive.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to approve the Agreement between the City of Franklin and the Transportation Cabinet for additional road funds in the amount of \$114,482 and to adopt Resolution No. H-2019, and further authorize the Mayor to sign the agreement, resolution and any other necessary documents relating to the additional road funds.

Voting Aye: All. Motion carried unanimously.

RESOLUTION NO. H-2019 CITY OF FRANKLIN

This is a resolution adopting and approving the execution in duplicate of an Agreement between Commonwealth of Kentucky, Transportation Cabinet, Department of Highways and the City of Franklin, Kentucky in the amount of \$114,482.00 for the resurfacing of various streets in the City of Franklin.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Franklin does hereby ratify and adopt all statements, representations, warranties, covenants, and agreements contained in said Agreement and does hereby accept the funds provided in said Agreement, and by such acceptance agrees to all the terms and conditions therein stated; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to sign said Agreement as set forth on behalf of the Board of Commissioners of the City of Franklin, and the Franklin City Clerk is hereby authorized and directed to certify thereto.

Dated this 25th day of November, 2019.

City Manager Kenton Powell asked the Commission to ratify the Mayor's signature on a letter of support for BRADD's application for the multi-jurisdictional Hazard Mitigation Plan update. This update will allow the City to apply for Federal hazard mitigation grant funding if a hazardous event occurs.

Motion was made by Commissioner Powell and seconded by Commissioner Williams to ratify the Mayor's signature on a letter of support to the BRADD for their application for a multi-jurisdictional Hazard Mitigation Plan update.

Voting Aye: All. Motion carried unanimously.

City Finance Director Shaunna Cornwell asked the Commission to approve an amendment to the Lease Agreement with Regions Bank for their lease of the property located at 117 West Cedar Street owned by the City of Franklin. Cornwell indicated that all terms and conditions had been reviewed and approved by the City Manager and City Attorney.

Motion was made by Commissioner Stewart and seconded by Commissioner Powell to approve the execution of the First Amendment to Lease Agreement with Regions Bank and authorize the Mayor to sign any and all documents necessary to effectuate this lease.

Voting Aye: All. Motion carried unanimously.

City Finance Director Shaunna Cornwell asked the Commission to approve the payment of \$180,664.32 to Toyne for the City's commitment to pay one-half of the cost of a new fire truck. This payment was required prior to the approval of the first amendment to the FY 2020 budget for the transfer of funds.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to authorize the payment of \$180,664.32 to Toyne for the City of Franklin's one-half commitment of the cost of a new fire truck and to include this capital expenditure in the first amendment to the Fiscal Year 2019-2020 budget.

Voting Aye: All. Motion carried unanimously.

City Attorney Scott Crabtree asked the Commission for sponsors of an Ordinance authorizing the participation in the Kentucky Business Incentive Program (KBI) for Stark Truss Company, Inc. and an Ordinance authorizing the participation in the Kentucky Business Investment Program (KBI) for Gehret Gage, LLC.

Commissioner Powell and Commissioner Williams asked to sponsor Ordinance No. 2019-025 (Stark Truss Company) and Ordinance No. 2019-029 (Gehret Gage, LLC) with first reading taking place during the ordinance portion of the meeting.

City Attorney Scott Crabtree asked the Commission to authorize the Mayor to sign the notification letter to the Kentucky Cabinet for Economic Development stating that the City had fully contributed their portion in the Kentucky Business Investment (KBI) program with regard to Fritz-Winter North America LP.

Motion was made by Commissioner Powell and seconded by Commissioner Stewart to authorize the Mayor to sign the notification letter to the Kentucky Cabinet for Economic Development stating that the City had fully contributed their portion in the Kentucky Business Investment (KBI) program with regard to Fritz-Winter North America LP.

Voting Aye: All. Motion carried unanimously.

City Attorney Scott Crabtree asked the Commission for sponsors of an Ordinance to adopt amendments to the Planning and Zoning Regulations. These amendments were approved by the Planning & Zoning Commission after a public hearing pursuant to the statute.

Commissioner Bennett and Commissioner Powell asked to sponsor Ordinance No. 2019-026 with first reading taking place during the ordinance portion of the meeting.

City Attorney Scott Crabtree asked the Commission for sponsors of two proposed ordinances to approve rezoning a parcel on East Cedar Street from R-1 (Single Family) to B-2 (General Business) and another in Lexington Place Subdivision from R-1 (Single Family) to R-1S (Single Family Residential District.)

Commissioner Stewart and Commissioner Powell asked to sponsor Ordinance No. 2019-027 and Ordinance No. 2019-028 with first reading taking place during the ordinance portion of the meeting.

PUBLIC SAFETY

City Attorney Scott Crabtree asked the Commission to review and approve the School Resource Officer Memorandum of Understanding between the City of Franklin, County of Simpson and the Simpson County Board of Education.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to approve the School Resource Officer Memorandum of Understanding between the City of Franklin, County of Simpson and the Simpson County Board of Education and authorize the Mayor to sign any and all documents necessary to effectuate the contract.

Voting Aye: All. Motion carried unanimously.

Police Chief Roger Solomon asked the Commission to declare as surplus and approve for sale the following property: 2012 Dodge Charger VIN 2C3CDXAT8CH239979 and 2012 Dodge Charger VIN 2C3CDXAT5CH221133.

Motion was made by Commissioner Powell and seconded by Commissioner Williams to declare the two vehicles above-referenced as surplus, to authorize the sale of the property, and to further authorize the Mayor to sign any and all documents necessary for the transfer of the property.

Voting Aye: All. Motion carried unanimously.

Police Chief Roger Solomon asked the Commission to approve the purchase of a 2020 Dodge Durango for the Franklin Police Department. Chief Solomon indicated this purchase is a replacement for a cruiser which was involved in an accident and deemed a total loss.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to purchase a 2020 Dodge Durango from Hunt Ford Chrysler in the amount of \$28,162.00 and to approve the uplift equipment and labor expense of \$3,828.54 to L&W Emergency Equipment and to further authorize the Mayor to sign any and all documents necessary for these purchases.

Voting Aye: All. Motion carried unanimously.

UTILITIES

Public Works Director Chris Klotter asked the Commission to authorize the acceptance of Williamsburg Park Subdivision to include water, sewer and storm water utilities and the streets. The streets include the following: Eastborough Court, Westborough Court, Easthampton Court, Westhampton Court, Exeter Court and the new portion of Williamsburg Road. Acceptance of this subdivision would include a one year warranty on the utilities and streets from the Developer beginning November 25, 2019. Klotter noted that there were a few items to be addressed by the developer during this one year warranty period.

Motion was made by Commissioner Powell and seconded by Commissioner Stewart to authorize the acceptance of Williamsburg Park Subdivision to include water, sewer and storm water utilities and the following streets: Eastborough Court, Westborough Court, Easthampton Court, Westhampton Court, Exeter Court and the new portion of Williamsburg Road, with a one (1) year warranty on utilities and streets from the Developer beginning November 25, 2019; and, to further authorize the Mayor to sign any and all documents necessary for this acceptance.

Voting Aye: All. Motion carried unanimously.

Public Works Director Chris Klotter asked the Commission to authorize the acceptance of Windsor Park Subdivision-Phase I to include water, sewer and storm water utilities and the streets. The streets include the following: Victoria Way, St. George Way, Crimson Way, Windsor Park Street. Acceptance of this subdivision would include a one year warranty on the utilities and streets from the Developer beginning November 25, 2019. Klotter noted that there were a few aesthetic items to be addressed by the developer during this one year warranty period.

Motion was made by Commissioner Bennett and seconded by Commissioner Stewart to authorize the acceptance of Windsor Park Subdivision-Phase I to include water, sewer and storm water utilities and the following streets: Victoria Way, St. George Way, Crimson Way, Windsor Park Street and Windsor Park Street, with a one (1) year warranty on utilities and streets from the Developer beginning November 25, 2019; and, to further authorize the Mayor to sign any and all documents necessary for this acceptance.

Voting Aye: All. Motion carried unanimously.

ORDINANCES

City Clerk Cathy Dillard provided first 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*

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*

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)*

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)*

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*

No action was taken on first reading of these ordinances.

Mayor Dixon asked each Commissioner if they had any additional comments.

Commissioner Bennett noted the continued growth of Franklin as was evidenced by the KBI incentive ordinances and the new development zone changes and acceptance of streets.

Commissioner Stewart thanked the Franklin Police Department, Greenlawn/Shady Rest Cemetery Sexton and City Public Works Department for their assistance this past Saturday for the funeral procession and interment of Mrs. John J. Johnson.

All the Commissioners wished everyone a Happy Thanksgiving.

ADJOURNMENT

At 12:38 PM, motion was made by Commissioner Powell and seconded by Commissioner Bennett 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

GENERAL GOVERNMENT



MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: Shaunna R. Cornwell, Director of Finance
DATE: December 9, 2019
SUBJECT: Discussion Regarding Award of Bid# 2020-02 for Purchase of Purchase of 2020 Ford F-250; Crew Cab; 4X4; Diesel

The City published an Invitation to Bid # 2020-02 for the Purchase of a 2020 Ford F-250; Crew Cab; 4X4; Diesel.

The bid opening was Tuesday, November 26th. 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	\$44,644.00
Paul Miller Ford	\$48,086.00

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

Proposed Motion: I'd like to recommend that the City award the Purchase of 2020 Ford F-250 to Hunt Ford and authorize the Mayor to sign any and all documentation related to this service.



Vehicle Bid For City of Franklin

Bid#2020-02

Prepared By:

Jimmy Falls

Fleet Manager - Hunt Ford, Inc
625 Garvin Lane, Franklin KY 42134
www.huntauto.com

Office: 270-586-3281
Cell: 270-792-8707
Fax: 270-586-8813
Email: jimmy@huntauto.com



Hunt Ford Chrysler
"Tradition Begins Here"

Date: 11/25/19

Salesperson: Jimmy Falls

HUNT FORD CHRYSLER
625 Gavin Lane
FRANKLIN, KY 42134
270-595-1291
Fax 270-586-8813
jimmy@huntford.com

To: City of Franklin

Salesperson	Job	Billing Method	Shipping Terms	Delivery Date	Payment Terms	Sub Total
Jimmy Falls					Down receipt	

Qty	Item	Description	Unit Price	Discount	After Total
1	2020 F-250 Crew Cab w/ 6.7 Diesel Engine		\$50,960.00	255,318.00	244,644.00
TAX, TITLE, AND LIC.					
Total					244,644.00

Quotation prepared by: Jimmy Falls

This is a quotation for the goods named, subject to the conditions specified below. (Describe any conditions pertaining to these goods and any additional terms of this agreement. We may want to include contingencies that will affect this quotation.)

THIS IS AN ESTIMATE ONLY. PRICES COULD VARY DEPENDING ON RATES AT THE TIME OF DELIVERY.

BID FORM #2020-02

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

FROM: Hunt Ford ~~THE~~ INC. Phone: 270-586-3281
625 Garvin Lane Fax: 270-586-8813
Franklin, Ky 42134 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 here on.

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. Had to add STX App PKG to be able to get 18" fire
to get Console you have to go w/ Cloth Int.

Company or Individual Name Hunt Ford Inc.

Doing Business As (DBA) _____

Street Address 625 Garvin Lane P.O. Box 371

City, State, Zip Code Franklin, Ky 42134 p.o. box zip 42135

Official Name (printed) Jimmy Fells

Official Signature Jimmy Fells Date 11-25-19

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) 586-3281

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
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 (X) 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. 5620

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

Franklin Electric Plant Board 309 N High St Wayne Goodrum 270-586-4444
Name of Firm Address Contact Person Phone #

WRECC 951 Fairview Ave Cary Perkins 270-842-6541
Name of Firm Address Contact Person Phone #

Simpson Co. Board of Ed. 430 S. College St Amanda Spear 270-586-8871
Name of Firm Address Contact Person Phone #

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

I, Jimmy Estlin, do solemnly swear that to the best of my knowledge and belief the above is true and accurate statement of facts.

Signed Jimmy Estlin Date 11-25-19
State of KY
County of Simpson

Sworn to and subscribed before me, a Notary Public, this 25 day of NOV, 2019.

My Commission expires 9/10/23

Heidi Caldwell
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
(signature)

NAME: Jimmy Falls
(type or print)

TITLE: Fleet Manager

DATE: 11-25-19



MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: Shaunna R. Cornwell, Director of Finance
DATE: December 9, 2019
SUBJECT: FY2020 Revised Budget Amendment #1

I would like to address the Commission regarding the proposed revisions to the FY2020 Operating Budget.

I will discuss all significant changes to the budget and answer any questions regarding any amended amounts. This is a mid-year operating review as well as a capital project carryover. I met with the City Manager to discuss, review, and obtain his approval of all budgeted changes.

If approved as represented – the Budget Amendment Ordinance is prepared for first reading and we will need two sponsors for the ordinance.

ORDINANCE 2019-030

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 2018-2019 budget is hereby amended to read as follows:

	General Fund	Stormwater Fund	Utility Fund	Sanitation Fund	Municipal Aid Fund	Cemetery Fund	Perpetual Care
Estimated Revenues:							
Operating Revenue	-	247,500	5,292,000	722,000	-	77,000	7,400
	1,067,396	247,500	5,292,000	722,000	-	77,000	7,400
Tax Revenue	1,163,989	-	-	-	-	-	-
	1,067,396						
Licenses & Fees	5,437,511	-	-	244,000	-	-	-
	5,436,400			244,000			
Intergovernmental Revenue	419,062	-	-	-	457,849	-	-
	419,062				338,367		
Fines & Forfeits	68,602	-	208,750	26,000	-	-	-
	57,000		208,750	26,000			
Intragovernmental Revenues	592,998	100,000	-	-	-	186,000	-
	592,998	100,000				186,000	
Miscellaneous Revenue	274,413	16,904	189,273	9,630	1,686	1,722	11,823
	239,698	15,402	221,723	7,500	2,100	607	12,647
Non-Operating Revenue	-	-	-	-	-	-	-
TOTAL REVENUES	7,956,574	364,404	5,690,023	1,001,630	459,535	264,722	19,223
	7,812,253	362,902	5,722,473	999,500	340,467	263,607	20,047
Appropriations:							
General Government	1,491,035	-	-	-	-	-	-
	1,457,183						
Police	2,358,631	-	-	-	-	-	-
	2,356,719						
Fire	279,553	-	-	-	-	-	-
	279,553						
Public Services	808,852	-	-	-	-	-	-
	805,888						
Community Services	630,004	-	-	-	-	-	-
	611,421						
Economic Development	739,000	-	-	-	-	-	-
	739,000						
Stormwater	-	213,825	-	-	-	-	-
		213,804					
Municipal Utilities	-	-	3,507,065	-	-	-	-
			3,540,156				
Sanitation	-	-	-	725,000	-	-	-
				725,000			
Municipal Aid/Severance	-	-	-	-	364,250	-	-
					245,250		
Municipal Cemetery	-	-	-	-	-	204,499	-
						204,521	
Debt Service	535,260	-	602,194	-	-	-	-
	544,040		606,956				
Capital Outlay	1,139,491	-	1,037,771	-	-	5,000	-
	574,565		664,017			5,000	

TOTAL APPROPRIATIONS	7,981,826	213,825	5,147,030	725,000	364,250	209,499	-
	7,368,069	213,804	4,811,129	725,000	245,250	209,524	-
EXCESS RESOURCES	(25,251)	150,579	542,993	276,630	95,285	55,223	19,223
	444,184	149,098	911,344	274,500	95,217	54,087	20,047
RESERVE FOR CAPITAL IMPROVEMENT	98,335	-	332,797	-	-	-	-
	106,000	-	337,761	-	-	-	-
TRANSFERS OUT	438,000	-	243,498	209,500	95,000	52,400	3,000
	433,000	-	243,498	209,500	95,000	52,400	3,000
CHANGE IN FUND BALANCE	(561,586)	150,579	(33,302)	67,130	285	2,823	16,223
	(93,816)	149,098	330,085	65,000	217	1,687	17,047

Supplementary Notes:

Expenditure of Funds from Capital Sinking Fund (Monies allocated and saved in prior Fiscal Years):

Once time Allocation for Purchase of Property	487,597	-	342,909.18	-	-	-	-
One time Allocation for Defeasance of Bonds	260,000	-	-	-	-	-	-
	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 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 _____

SECOND READING _____

At a meeting of the Franklin City Commission held on _____ on motion made by _____ 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

ATTEST:

APPROVED BY:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KY

LARRY DIXON, MAYOR
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 4:30 P.M. MONDAY THROUGH FRIDAY.



MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: City Manager Kenton Powell
DATE: December 4th 2019
SUBJECT: Small Business Development Center

Judge Executive, Mason Barnes, reached out last month to inform me that the Small Business Development Center at the WKU Research and Development Center, is in need of additional funding. The Center is located on Nashville Road in Bowling Green Kentucky, at the old Mall location.

WKU has been covering the total cost for the past ten years but to budget cuts, has left a short fall for Simpson County for the amount of \$5,189. Mason Barnes recommends the deficit to be covered by dividing it four ways among the County, City, Industrial Authority and Chamber of Commerce. The amount for each would be \$1,297.25.

During Monday's Commission Meeting I like to discuss this item and if the Commission is open to fund its recommended amount.

On the following pages is an email from the Judge Executive and information concerning the Small Business Development Center.

Thank You,
Kenton Powell

Kenton Powell

From: Mason Barnes <mbarnes@simpsoncounty.us>
Sent: Monday, November 4, 2019 3:21 PM
To: Kenton Powell; Dennis Griffin; Steve Thurmond
Subject: small business development center
Attachments: Small Business Development Center.docx

Gentlemen,

I have attached some information concerning the Small Business Development Center that I obtained at last week's BRADD meeting. The County Judges in the BRADD met briefly prior to the regular meeting to discuss this issue. The attachment gives a brief overview of the Center and its current status. It also shows a breakdown of cost per county if we feel it is worthwhile for our community to participate. Obviously, I have no history with the Center, but I do believe strongly that the success of small businesses can equate to success for a community. It would be my hope that we might split the cost four ways which would be just under \$1,300.00 each. Feel free to contact me, or if we need to all get together to discuss in person that would be good too.

Thank You,

*Mason Barnes
Simpson County Judge/Executive
PO Box 242
Franklin KY 42135
270.586.7184 (office)
270.598.8914 (fax)
www.simpsoncounty.us*

Our Small Business Development Center (SBDC) has been located at the WKU R&D Center on Nashville Road south of Bowling Green for over ten years. It serves the ten BRADD counties. The previous director was Miller Slaughter who retired last month. The SBDC is a partnership with the Federal Small Business Administration (SBA), the University of Kentucky and WKU. WKU has withdrawn their funding due to budget shortfalls. However, WKU has agreed to continue providing office space.

The SBDC aids small and startup businesses to grow and prosper by providing free services including financial advice, counseling, research, and specialized software for developing bankable business plans. The SBDC also serves as a gateway to SBA guaranteed loans delivered by a local bank. Small business is critical to a healthy economy, especially in a small, rural county. The assistance provided by the SBDC can mean the difference between success and bankruptcy.

It takes approximately \$300,000 to fund a regional office. There were twelve regional offices in Kentucky administered by the state office housed at UK. The Murray office has been consolidated with Owensboro and ours is temporarily closed. The federal SBA typically funds 50% of each office nationwide with regional Universities funding the other 50%. With WKU's withdrawal we are 25% short (\$85,109) that must be made up at the county level. SBA will fund 50%, and UK 25% leaving 25% for us. The following schedule breaks down our contributions by population showing each county's share. This is tremendous leverage, giving each of us access to a \$300,000 office with local visits for less than \$8,000 annually in most cases. The office will have one full time director and two part time employees. The state director is housed at UK but reports to the SBA as well. We will have a local advisory committee that meets at least quarterly, giving each county direct input and accountability.

Johnny Hobby and I hope you will participate in this very important effort to save our area SBDC. We will be prepared to send invoices to each county in a few days.

The funding breakdown follows:

<u>County</u>	<u>Population</u>	<u>Percentage</u>	<u>1</u>
Allen	19,956	7.022%	\$ 5,976
Barren	42,173	14.839%	\$ 12,630
Butler	12,690	4.465%	\$ 3,800
Edmonson	12,161	4.279%	\$ 3,642
Hart	18,199	6.404%	\$ 5,450
Logan	26,835	9.442%	\$ 8,036
Metcalfe	10,099	3.554%	\$ 3,024
Monroe	10,963	3.858%	\$ 3,283
Simpson	17,327	6.097%	\$ 5,189
Warren	113,792	40.040%	\$ 34,078
Total	284,195	100.000%	\$ 85,109


[Send Message](#)

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U.S. Small Business
Administration

Funded in part through a cooperative agreement with the U.S. Small Business Administration. All opinions, conclusions or recommendations expressed are those of the author(s) and do not necessarily reflect the views of SBA. Reasonable accommodations for persons with disabilities will be made if requested at least two weeks in advance. Contact your local service center to make accommodations.

Locations

[Ashland](#)
[Bowling Green](#)
[State Office](#)
[Elizabethtown](#)
[Highland Heights](#)
[Lexington](#)
[Louisville](#)
[Middlesboro](#)
[Morehead](#)
[Owensboro](#)
[Prestonsburg](#)
[South Central](#)

Programs

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[Small Town Merchant Program](#)

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Grow Your
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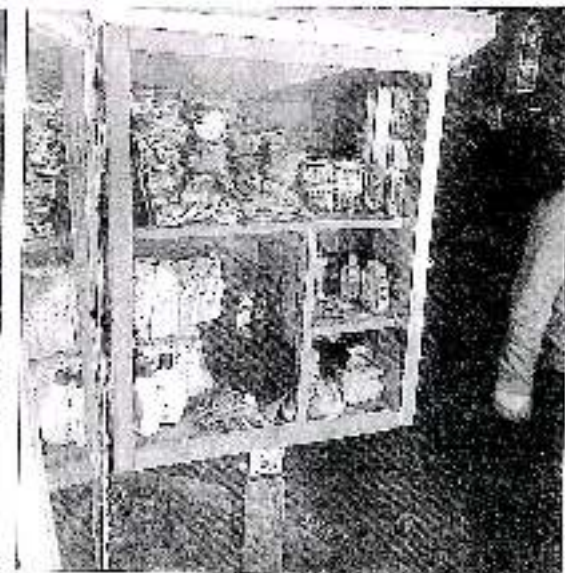
Fund Your
Business

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Photos submitted

lin First United Methodist posted on the side of the inside view of the Little h at Franklin First United 3. It holds food, toiletries



so people would feel safe going to," Calvert said. "They wanted it out of the way of the main traffic and this way they can come during the day and no one is going to notice and so at night it is there."

The youth worked on the Little Pantry over the course of several weeks on Wednesdays at the church.

"They got it going and I am really proud of them," Calvert said.

Inside the Little Pantry are canned goods with the tab for easy opening, tooth brushes, tooth paste, baby food, diapers, granola bars, fruit cups, socks, Vienna

sausage and other non perishable items.

Calvert said any donations can be brought into the church, which will be kept with their inventory or put directly in the Little Pantry. She said people were asked about donating blankets and jackets, though they are working on how to fulfill that request with such small space.

"If anybody wants to bring anything, they are welcome to," Calvert said. "Nothing will be turned away."

The plan is to have the box stay up year around and change the items out depending on the season and needs of the people.

its talked the podium to a project they for the summit way to open en it is stuck dents talked experiences at air bill that was (A.

anham and a the M/SD pro- to the board L/SD program ferent things are learning. flable to them. ave not been the MSD room that, it is prob- he most heart- es to be in our," Grover said.

from each LP spoke on

what projects they were working on from the robotics club, the photography club to the business and technology club.

"It takes a lot to be able to come up and speak in front of the board so we wanted to provide as many students as possible with that opportunity and they knocked it out of the park," Grover said. "You make me a proud principal."

Once the middle school finished their presentations the board went on to the next item on their agenda. Nancy Uhl, Simpson County Schools Board of Education member, commented on the snow days last week saying people were grateful on how the snow day was handled.

"Getting the word out early enough, people were very pleased they didn't have to get it at the last minute," Uhl said.

Schlusser said he will try to let parents know as soon as possible so they can start making arrangements and plans.

On the consent agenda there were several fund-raising forms submitted by the Franklin Elementary school and the middle school for different ideas. Uhl congratulated the students on the creativity and passion of their ideas.

"It kind of touched my heart that they are going outside of the norm in helping the senior citizens or the nursing homes or things like that," Uhl said.

its payment. **Fiscal Court's vote to agree to the loan guarantee, if the remain** some \$85,109, still needed to fund the facility.

ing nine counties in the BRADD agree, was four to one with magistrate Myron Thurman casting the lone no vote.

The court agreed unanimously to provide funding for operation of the Small Business Development Center in Bowling Green, if the remaining counties in the BRADD also agree to provide funding.

Simpson County's portion of funding for the center, based on population, is \$5,189. Barnes proposed splitting the cost evenly between the county, City of Franklin, Franklin-Simpson Industrial Authority and F S Chamber of Commerce. Each agency would provide some \$1,297.

A document is being prepared for all four local agencies to approve if they agree to participate in the funding.

The Small Business Development Center has been located at the Western Kentucky University R&D Center on Nashville Road in Bowling Green and is a partnership with the Federal Small Business

ment to the School Resource Officer Memorandum of Understanding

between the county, city and Simpson County School System was approved.

Franklin Police provides the school resource officer for the school system.

The only change in the memorandum of understanding is the school system is no longer required to provide a videographer program for recording fiscal court and Franklin City Commission meetings. The county and city now provide personnel for recording the meetings.

The court approved a contract for an instructor for teaching Second Chance Offender Rehabilitation and Education (SCORE) classes at the Simpson County Jail at a monthly cost to the jail of \$2,000.

Also approved was a contract between the county, city and an independent contractor for inspection of commercial and industrial buildings in the county and city.

And, the court approved the county's Oct. 31 financial statement, subject to audit.

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MEMORANDUM

TO: Mayor Larry Dixon and Commissioners

FROM: Kenton Powell, City Manager

SUBJECT: Appointment of Board Members

DATE: December 4, 2019

Attached with this memo is a list of all appointments to Boards made by the City. Highlighted are the member terms expiring on December 31, 2019.

F-S Parks Board

Lisa Bashant was appointed in January to fill Herbert Williams' unexpired four year appointment when he took over as the voting City representative of the Park Board. Terry Joiner indicates that Lisa is an active and involved Board member and he recommends she be re-appointed for a four year term to expire 12/31/2023.

F-S Planning & Zoning Commission

Craig Mylor was appointed to fill Carter Munday's unexpired term when he took the position as Administrator of Planning & Zoning. Craig would like to continue to serve on this Board and it is recommended he be re-appointed for a four year term to expire on 12/31/2023.

George Weissinger's regular four year term on this Board is also expiring and it is recommended he be re-appointed for a four year term to expire on 12/31/2023.

F-S Planning & Zoning Board of Adjustments

Dan Coates regular four year term is expiring and Dan requested not to be reappointed as he is looking forward to retirement.

Hunter Bowen has expressed a desire to serve on this Board and it is recommended he be appointed for a four year term to expire on 12/31/2023.

F-S Code Enforcement Board

John Craddock has served this Board since its inception and has requested not to be reappointed at this time. Jill Broderson currently serves as an alternate member of this Board. It is recommended that Jill Broderson be reappointed to this Board as a regular member for a four year term to expire on 12/31/2023.

Ronnie Clark has expressed a desire to serve on this Board and it is recommended he be appointed as the City's alternate member of the Board for a four year term to expire on 12/31/2023.

Housing Authority of Franklin

Mary Cummings' term on this Board is also expiring and it is recommended she be reappointed for a four year term to expire on 12/31/2023.

Proposed Motion: Recommend motion to approve the appointments or re-appointments of the following Board members:

Parks Board – Lisa Bashant – Four year term to expire 12/31/2023

Planning & Zoning – Craig Mylor and George Weissinger – Four year term to expire on 12/31/2023

P&Z Board of Adjustments – Hunter Bowen – Four year term to expire on 12/31/2023

F-S Code Enforcement Board – Jill Broderson – Four year term to expire on 12/31/2023 and Ronnie Clark – Four year term to expire on 12/31/2023

BOARD APPOINTMENTS

<u>MAYOR PRO-TEM APPOINTMENT</u>		<u>Term Expires</u>
Commissioner Wendell Stewart		12/31/2020
<u>B R A D D COUNCIL ON AGING</u>		
(appointed by elected official, rep must be 80 yrs or older, serve two year term)		
Dick Timmerman		06/30/2021
<u>BOYS & GIRLS CLUB OF F-S</u>		
(non voting City rep - normal term: life of elected office)		
Herbert Williams, Non-Voting City Rep		12/31/2020
<u>ELECTRIC PLANT BOARD</u>		
(normal term - 4 years / limit 2 consecutive terms)		
Jamie Powell, Voting City Rep		12/31/2020
Brad Gregory		8/8/2022
Dawn Thomas Spencer		9/30/2023
Wayne Powell (fill unexpired term of Lester Key)		9/16/2021
Carl Stoner		9/16/2023
<u>F-S AMBULANCE BOARD</u>		
(normal term-2 years Limit two consecutive terms)		
Jennifer Delk		12/31/2020
<u>F S HUMAN RIGHTS COMMISSION</u>		
(normal term-unlimited -- 13 total members, 7 appointed by City)		
<u>CITY APPOINTEES</u>		
Wanda Tuck		
Douglas Holder		
Pastor Donzella Lee		
Julia Faught Wade		
Jewel Holder		
Sylvia Pulliam		
Carlise Mckabee		
<u>F-S INDUSTRIAL AUTHORITY BOARD</u>		
{4 voting members each - normal term-4 years}		
Wendell Stewart - Voting City Rep		12/31/2020
Wayne Goodrum		7/28/2020
Daria Knight		7/28/2022
Kenton Powell		7/28/2021
Chamber Director (non-voting)		No Expiration
City Mayor (non-voting)		No Expiration
<u>F-S PARKS BOARD</u>		
(8 total members 5 from City, 4 from County) with normal term-4 years)		
Herbert Williams - Voting City Rep		12/31/2020
Lisa Basham (fill unexpired term of Herbert Williams)		12/31/2019
Debbie Hudson		12/31/2022
Tim Crocker		12/31/2022
Doris Holt		12/31/2020
<u>F-S PLANNING & ZONING COMMISSION</u>		
(8 total members - 4 appointments each by county & city - Normal Term 4 years)		
Debbie Thornton		12/31/2021
Craig Mylor (to fill Carter Munday's unexpired term)		12/31/2019
George Whissinger		12/31/2019
Roy Tyler (to fill Pat Jones unexpired term)		9/30/2022
<u>F S PLANNING & ZONING / ZONING BOARD OF ADJUSTMENTS</u>		<u>Term Expires</u>
(5 MEMBERS TOTAL, 2 City appointed, 3 county appointed 4 year terms)		
Mike Simpson		12/31/2021
Daniel Coates		12/31/2019

F-S CODE ENFORCEMENT BOARD

(3 MEMBERS TOTAL, 2 City with 1 Alternate; 1 County with 1 Alternate)

City Appointments

John L. Craddock 12/31/2019

Peggy Cosby 12/31/2021

Jill Broderick (Alternate) 12/31/2019

County Appointments

John Bower (Alternate) 12/31/2019

Betty Parker 12/31/2020

F-S RENAISSANCE

(non voting City rep - normal term: life of office)

Commissioner Herman Barnett - Non Voting City Rep 12/31/2020

HISTORIC PRESERVATION COMMITTEE

Jill Broderick 4/30/2020

Lee Ross Girwiddle 4/30/2020

Larry Dixon 4/30/2021

Amy Ellis 4/30/2021

Debbie Johnson 4/30/2020

Tam Moody 4/30/2020

Tamara Garry (Ex Officio Member) NA

HOUSING AUTHORITY of FRANKLIN

(5 members - Normal term, 4 years)

Larry Dixon - Voting City Rep 12/31/2022

Mary Cummings 12/31/2019

Dick Zimmerman 12/31/2022

Phil Lockhart 12/31/2021

Larry Smith 12/31/2020

P.V.A. Board of Assessment Appeals

(normal term 3 years - 1 member appointed by each City, Fiscal Court & Judge) (meets once a year
cannot serve consecutive terms)

Kay Kelley 6/30/2020

WEST FORK DRAKES CREEK DAM & RESERVOIR INTERSTATE AUTHORITY

Created by KRS 151.652 / City of Franklin became member

Member Terms Indefinite

Mayor Larry Dixon (Resolution 11-2018) 12/31/2022

City Commissioner Herbert Williams (Res. D-2019) 12/31/2020

F-S Industrial Authority Rep Wayne Gaudum 12/31/2021

Simpson County Water District Rep Stephen Sholar 12/31/2021

Simpson County Fiscal Court Rep - Judge Exec Mason Barnes (Res. D-2018) 12/31/2022

GOODNIGHT LIBRARY

No City Appointments

911 ADVISORY BOARD

(No appointments, membership by position)

Commander of Kentucky State Police Post 3

Simpson County Judge Executive

City of Franklin Mayor

Franklin Police Chief

Franklin-Simpson Fire Rescue Chief

Franklin-Simpson EMS Director

Simpson County Sheriff

SIMPSON CO. SOIL CONSERVATION

No City Appointments

SIMPSON CO. TOURISM

No City Appointments

SIMPSON CO. WATER DISTRICT

No City Appointments



MEMO

TO: Franklin City Commission
FROM: Scott Crabtree
DATE: November 19, 2019
SUBJECT: Contract with Level III Building Inspector

Attached is a contract for a Level III Building Inspector which is consistent with the action taken at the joint City-County meeting that was conducted a couple of months ago. If it meets the Commission's approval, we will need to adopt the motion below.

Proposed action: Motion to approve the Professional Services Contract with a Level III Building Inspector and authorize the Mayor to sign any and all documents necessary to effectuate the contract when contract is finalized and approved by the City Attorney and City Manager.

**PROFESSIONAL SERVICES CONTRACT
FOR LEVEL III BUILDING INSPECTOR IN AN EXPANDED JURISDICTION
PURSUANT TO 815 KAR 7:110**

THIS AGREEMENT is entered into on this _____ day of December, 2019, by and between Donnie Thompson, 1100 Needmore Clifty Creek Road, Bowling Green, Kentucky 42101, hereinafter referred to as “Contractor,” and the City of Franklin, Kentucky, a Kentucky Home Rule City, and the County of Simpson, Kentucky, a political subdivision, both validly existing under the laws of the Commonwealth of Kentucky, hereinafter jointly referred to as “F-S.”

W I T N E S S E T H :

WHEREAS, F-S requires the services of a Level III Building Inspector in accordance with 815 KAR 7:110 to administer the provisions of the respective ordinances of the City of Franklin, Simpson County, and the Commonwealth of Kentucky, pursuant to 815 KAR 7:110, and all other applicable laws, rules, and regulations governing the building plan and specification review and inspection of commercial and industrial buildings in Franklin and Simpson County, Kentucky;

WHEREAS, Contractor is a qualified, certified Commonwealth of Kentucky Level III Building Inspector who is properly licensed, and is willing and able to perform such services;

NOW, THEREFORE, in consideration of the mutual covenants of the parties contained herein, and other good and valuable consideration, the parties hereby agree as follows:

1. SERVICES PERFORMED. Contractor will perform the services of a Level III Building Inspector and shall be responsible for reviewing plans and specifications for commercial and industrial buildings and shall serve as the supervisor over or be the licensed inspector in charge of, commercial and industrial building inspections. Contractor shall perform the services required

by or be the licensed Level III Building Inspector responsible for all services and inspections as required by all relevant F-S ordinances, 815 KAR 7:110, and all other applicable laws, rules and regulations related to commercial and industrial building plan and specification review and inspection services.

a. Commercial & industrial building plan and specification review and inspection oversight and/or approval services shall be available to the City of Franklin and Simpson County, Kentucky at the direction of the Planning and Zoning Administrator, on a per call and/or appointment schedule basis at all hours that F-S offices are generally open to the public. Contractor shall provide F-S with information necessary to allow for immediate contact with Contractor when services are required.

b. Plan and specification review services shall include, but may not be limited to, examination of submitted plans and specifications as applicable to current Kentucky building codes (or other applicable laws, rules, and regulations), retaining all pertinent records and copies of permits and correspondence related to each submission or permit in a manner consistent with a professional plan and specification review, provide and/or file a copy of all permits and records in the Franklin-Simpson Planning and Zoning office, and code review of commercial and industrial building plans and specifications for sites and buildings prior to construction. In addition, Contractor shall provide licensing oversight, review, and/or approval authority over commercial and industrial building inspections in the City of Franklin and Simpson County, Kentucky.

c. Contractor will provide letters and/or reports as requested or required by F-S, including fully detailed written reports documenting all reviews/work performed by Contractor.

d. Records of all reviews shall be maintained and retained as required by law. Contractor shall maintain a complete record of all reviews as required by 815 KAR chapter 2

through chapter 35 or other applicable laws, rules, and/or regulations, and submit reports as required. Contractor understands that copies of all reviews, permits and inspections records and reports shall be maintained at the Planning and Zoning Office in Franklin, Kentucky.

2. Independent Contractor. Contractor's services shall be performed as an independent contractor. Nothing contained in this agreement or in the scope of Contractor's services shall be construed to create an employer/employee relationship between F-S and Contractor. Further, Contractor understands and agrees that Contractor is or may not be the exclusive provider of these services for F-S.

a. Contractor will not receive benefits generally available to F-S employees nor any rights afforded to F-S employees pursuant to any employee handbook or personnel policies. Contractor is not entitled to any benefits related to unemployment compensation or public employee retirement as a result of this agreement.

b. Contractor will provide at his/her sole expense all tools, equipment, office space and transportation necessary to perform the services required pursuant to this agreement and all relevant F-S ordinances and 815 KAR 7:110 Section 2 and/or other applicable laws, rules, and regulations.

c. Contractor may perform inspection services for other entities and engage in other business activities so long as other work does not conflict with performance of services required pursuant to this agreement.

d. Contractor shall, at his/her sole expense, provide any workers' compensation insurance coverage to the extent required by law.

e. Permits and Compensation: Contractor will bill F-S for services in accordance with the fee schedule attached hereto as Exhibit 1 and incorporated herein by reference.

Contractor will invoice F-S, by and through the Planning and Zoning Administrator, on a monthly basis and Simpson County, Kentucky will pay Contractor's invoices within 10 business days of receipt of said invoice or as soon thereafter as reasonably possible. F-S shall be responsible for collecting fees directly from the applicant for the project plans to be reviewed.

3. Indemnification. Contractor will indemnify and hold F-S, its officers, agents and employees harmless against and from any and all claims or damages, including reasonable attorney fees, by or on behalf of any person or persons from personal injuries, wrongful death, loss of use and property damage arising out of his/her performance under the terms of this agreement and the duties prescribed herein. F-S, on its behalf, may assert any governmental immunities or tort liability caps that may exist. Provided, however, that Contractor's indemnity is limited to the maximum amount of insurance coverage available on or to Contractor for the performance of his duties hereunder.

4. Insurance. Contractor will maintain at his/her sole expense liability insurance covering the Contractor's negligent acts or omissions occurring during the performance of Contractor's duties pursuant to this agreement.

a. F-S shall be named as an additional insured and a certificate of insurance shall be provided to F-S on an annual basis. Contractor's insurance shall contain a clause that it cannot be canceled without 30 days' written notice to F-S prior to cancellation.

b. Contractor's insurance shall be in the amount of \$1,000,000 each negligent act, error or omission and \$1,000,000 aggregate or higher amount as may be required by law or required as a professional Level III inspector.

c. Contractor shall maintain at all times motor vehicle liability insurance as required by law and any other professional liability insurance as may be required for continuing licensure that may be required of Contractor's trade.

d. At any time during the term of this agreement, F-S may require Contractor to provide proof of insurance in a form satisfactory to F-S. If in F-S's opinion the required insurance is not being maintained, F-S may immediately terminate this agreement by written notice without liability whatsoever to Contractor.

5. Breach by Contractor. Upon the failure of Contractor to satisfactorily perform the services contemplated pursuant to the terms of this agreement, F-S may immediately terminate this agreement by written notice to Contractor.

6. Term. This agreement shall be in effect from the date approval for the expanded jurisdiction as obtained from the Commonwealth of Kentucky and shall continue thereafter unless terminated by either party as set forth herein.

a. This agreement may be terminated by Contractor at any time for any reason, or for no reason, on 60 days written notice.

b. This agreement may be terminated by F-S at any time for any reason, or for no reason, on 30 days written notice.

7. Notices. Any notices required by this agreement shall be sent as follows:

TO F-S:

c/o Planning and Zoning Administrator
101 Courthouse Square
Franklin, Kentucky 42134

TO CONTRACTOR:

Donnie Thompson
1100 Needmore Clifty Creek Road
Bowling Green, KY 42101

8. Effect. If any provision of this agreement shall be declared invalid or unenforceable, the remainder hereof shall continue in full force and effect.

9. No Assignment. This agreement and the duties and rights secured hereby shall not be assigned or transferred to any other person, entity, or party for any reason by Contractor. The death, incapacitation or termination of Contractor shall act as an automatic termination of this agreement without liability whatsoever to F-S.

10. Data Practices Requests. Contractor shall comply, to the extent required, with the Kentucky Open Records Act. Contractor will immediately notify the Planning and Zoning Administrator if Contractor receives a request for information. F-S will cooperate with the Contractor in determining an appropriate response to the request for information.

11. Entire Agreement. This agreement contains the entire understanding and contract of the parties. No modification, either oral or written, may be made without the formal approval of the Board of Commissioners of the City of Franklin and Simpson County Fiscal Court.

12. Code of Conduct. Contractor shall at all times while performing duties under this agreement maintain a professional appearance and demeanor and shall treat all members of the public with due respect. Contractor shall not take any action, nor communicate with others in a manner that will project a negative image of F-S or its employees.

IN WITNESS WHEREOF, the parties hereto have signed below as their free, voluntary and knowing act on the date written above.

CITY OF FRANKLIN, KENTUCKY

SIMPSON COUNTY, KENTUCKY

Larry Dixon, Mayor

Mason Barnes, County Judge Executive

Attested by:

Attested by:

Cathy Dillard, City Clerk

Pam Rohrs, County Clerk

CONTRACTOR:

Witness:

Donnie Thompson

Print Name: _____



MEMO

TO: Mayor Larry Dixon and Commissioners
FROM: Chris Klotter, Public Works Director
DATE: December 3, 2019
SUBJECT: W. Madison Street Property Surplus Items

As part of the cleanup process for the W. Madison property, it has been determined that three items on the property need to be put on the surplus list for removal. Upon approval these items will be listed on GovDeals with full descriptions and photos. The items are listed below.

Cardboard Baler
Hopper Bin
Dryer

Photos of the above items are included in the commission packet.

Proposed Motion:

Recommend motion to declare the cardboard baler, hopper bin, and dryer as surplus property, to approve the sale of the property and to authorize the Mayor sign all necessary documents for the sale of these items as surplus.

SURPLUS PROPERTY ITEMS



Item One

Fox Vertical 60" Baler

7.5 HP Motor



Item Two

Hopper Bin Dry Storage

Galvanized and Corrugated Steel

60 Degree Bottom Cone



Item Three

Wood Dryer Used for Pallets

Year Model – 2012

Manufacturer – Kilo-Direct.com

480 Volts – Natural Gas

ORDINANCES

ORDINANCE NO. 2019-025

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

WHEREAS, it is the public policy of the Board of City Commissioners of the City of Franklin, Kentucky ("City Commission" and "City") to encourage, promote, and support economic development, new job formation, and the development and growth of industry and commerce, and to preserve existing jobs in Kentucky for the public purposes of providing employment opportunities for its citizens and residents, alleviating conditions of unemployment, stabilizing and promoting the economy of Kentucky, and creating new tax bases and sources of revenue for the Commonwealth;

WHEREAS, the Kentucky Business Investment Program, Sections 154.32-010 through 154.32-100 of the Kentucky Revised Statutes ("KRS"), the ("Program"), authorizes and empowers the Commonwealth and certain local jurisdictions to promote economic development in Kentucky by inducing the creation of economic development projects by eligible companies, as more particularly described therein;

WHEREAS, KRS 154.32-090 authorizes an eligible company to deduct certain wage assessments from payments of wages to economic development project employees and each employee paying the assessment, in turn, to credit the assessment against their Kentucky individual income tax and, subject to the approval of the local levying authority or authorities, local occupational license fee or fees otherwise due;

WHEREAS, Stark Truss Company, Inc., an Ohio corporation (the "Company"), P. O. Box 80469, Canton Ohio 44708, has proposed to acquire and install within the City a project consisting of a building, equipment and new employment as described in Exhibit A attached hereto (collectively, the "Project");

WHEREAS, the Company has represented to the City that the acquisition, construction and installation of the Project, if constructed, will result in a substantial number of new job opportunities in the community, and the Company agrees to comply with the provisions of City of Franklin Ordinance No. 221.10-06-2014;

WHEREAS, the Company has filed an application with the Kentucky Economic Development Finance Authority (the "Authority") for approval of the Project for the Program as authorized in KRS 154.32-030;

WHEREAS, it is appropriate and in the public interest that the Board of City Commissioners make a formal, binding commitment of financial resources in order to encourage and support economic development endeavors generally and the Project specifically if and when approved by the Authority pursuant to KRS 154.32-030; and

WHEREAS, the Board of City Commissioners has approved the granting of an inducement to the Company for the Project, pursuant to the Program, whereby it would forego the collection of the one percent (1%) occupational license fee on wages that otherwise would be due the City, which fee shall be retained by the Company, with respect to Project employees whose jobs meet the criteria and requirements established by the Program ("Qualifying Employees") for a term of not longer than ten (10) years from the date the Company properly activates the Program's incentives pursuant to KRS 154.32-030 and any agreement relating to the Project that the Company has with the Authority (the "Activation Date").

NOW, THEREFORE, IT IS ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FRANKLIN, AS FOLLOWS:

Section 1. It is hereby found, determined and declared that the recitals set forth in the preambles to this Ordinance, which are incorporated in this Section by reference, are true and correct.

Section 2. Inducement. The City shall forego collection of, and Company shall be entitled to collect and retain the one percent (1%) City occupational license fee due on wages paid to Qualifying Employees for a term of not longer than ten (10) years from the Activation Date (the "Inducement Term"), as specified herein.

Section 3. Company to Deduct and Withhold Occupational License Fee on Wages. The Company, when making payment of wages to Qualifying Employees earned with respect to the Inducement Term, shall deduct and withhold upon the wages the one percent (1%) City occupational license fee. The Company shall remit to the City and report such withheld amounts on the forms and reconciliations required by KRS 67.783(4) and (5) and Chapter 114 of the City Code of Ordinances. The Company shall file, not less than quarterly in accordance with the City of Franklin's Code of Ordinances, with the City of Franklin, the City of Franklin Employers Quarterly Return provided by the City, specifically addressing the issues related to the KBI Program. In addition, the company shall file a quarterly reconciliation of the City of Franklin's Occupational License Fees in a format as required by the City. If the company fails to comply with the provisions of this Section, the company (or its representatives as the case may be) shall be subject to the penalty provisions set forth in Chapter 114 of the City's occupational licensing and gross receipts ordinance(s), as amended from time to time, or forfeiture of future participation in this program.

Section 4. Company Entitled to Reimbursement for Withheld and Remitted Amounts. The Company shall remit said withheld amounts to the City pursuant to Section 3 of this Ordinance. The Company shall receive reimbursement from the City, once per annum, after making the request, in writing, on the forms provided by the City, with said reimbursement being due and payable not later than sixty (60) days after the Company files the written request for reimbursement. Provided, however, that said reimbursement request shall not be filed later than two (2) years from the date that the Company's annual license fee returns are initially due, without regard to any extensions received or allowed.

Section 5. Qualifying Employees Entitled to Credit for Withheld Amounts. Each Qualifying Employee shall be entitled to a credit against his or her occupational license fee liability to the City under KRS 67.785(3) and Chapter 114 of the City of Franklin Code of Ordinances equal to the amounts withheld from his or her wages pursuant to Section 3 of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

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 this Ordinance.

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

November 25, 2019

FIRST READING

December 9, 2019

SECOND READING

At a meeting of the Board of City Commissioners of the City of Franklin, Kentucky, held on December _____, 2019, and on motion made by Commissioner _____ and seconded by Commissioner _____, the foregoing ordinance was adopted, after full discussion, by the following vote:

_____ BROWNIE BENNETT
_____ JAMIE POWELL
_____ HERBERT WILLIAMS
_____ WENDELL STEWART
_____ LARRY DIXON, MAYOR

APPROVED BY:

LARRY DIXON, MAYOR

ATTEST:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KENTUCKY

CERTIFICATION

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Franklin, Kentucky, and as such City Clerk I further certify that the foregoing is a true, correct and complete copy of an Ordinance (including Exhibit A) duly adopted by the Board of City Commissioners of said City at a duly convened meeting held on December _____, 2019, on the same occasion signed by the Mayor, duly filed, recorded and indexed in my office and now in force and effect, and that all action taken in connection with such Ordinance was in compliance with the requirements of KRS 61.810 through 61.825, all as appears from the official records of said Board of City Commissioners in my possession and under my control.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of December, 2019.

(SEAL)

Cathy Dillard, City Clerk

EXHIBIT A
Project Description for Stark Truss Company, Inc.

See letter and KBI Report attached hereto and incorporated herein collectively by reference.



City of Franklin, Kentucky

117 W Cedar Street - P. O. Box 2805

Franklin, KY 42135-2805

Phone: 270-586-4497

Fax: 270-586-9419

January 9, 2017

Mr. John Bevington, Deputy Commissioner
Kentucky Economic Development Cabinet
300 West Broadway
Frankfort, KY 40601

Dear Mr. Bevington:

This letter is in support of the KBI application being submitted by Stark Truss Company for a project in Franklin, Kentucky. Stark Truss Company which is headquartered in Canton, Ohio is relocating their current Kentucky facility in Auburn, Kentucky to the former Wal-Mart building on North Main Street in Franklin, Kentucky. Stark Truss Company manufactures roof trusses and wall panels for houses, commercial buildings, apartment complexes and hotels.

Stark Truss Company has been in business since 1963 and currently has ten (10) plants in the United States with annual sales around \$5 million. Their new Franklin location will help them increase their annual sales and add additional employees.

The City of Franklin commits to pledge its one percent (1%) occupational tax for the ten (10) year period of the KBI program. We are pleased that Stark Truss Company will be utilizing one of Franklin's abandoned buildings and make it a viable facility once again.

Sincerely,

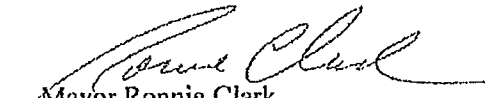

Mayor Ronnie Clark
City of Franklin, Kentucky

EXHIBIT A

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - PRELIMINARY APPROVAL

Base 21

Date: January 26, 2017
Approved Company: Stark Truss Company, Inc.
City: Franklin **County:** Simpson
Activity: Manufacturing **Prelim Resolution #:** KBI-IL-17-21457
Bus. Dev. Contact: C. Peek **OFS Staff:** M. Elder

Project Description: Stark Truss Company, Inc. has been in operation for over 50 years manufacturing building components. Stark has 10 manufacturing facilities located in 7 states. The company is considering expanding its manufacturing capabilities at a proposed Franklin location.

Facility Details: Expanding existing operations

Anticipated Project Investment - Leased

	Eligible Costs	Total Investment
Rent	\$450,000	\$900,000
Building/Improvements	\$240,000	\$240,000
Equipment	\$220,000	\$435,000
Other Start-up Costs	\$80,000	\$80,000
TOTAL	\$990,000	\$1,655,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	11	\$18.00	
1	14	\$18.00	\$25,000
2	18	\$18.00	\$25,000
3	22	\$18.00	\$25,000
4	22	\$18.00	\$25,000
5	22	\$18.00	\$25,000
6	22	\$18.00	\$25,000
7	22	\$18.00	\$25,000
8	22	\$18.00	\$25,000
9	22	\$18.00	\$25,000
10	22	\$18.00	\$25,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$250,000

County Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%

Local: 1.0% City of Franklin

Unemployment Rate:

County: 3.5%

Kentucky: 4.0%

Existing Presence in Kentucky:

Logan County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 26 full-time, Kentucky resident employees as of the application date.

21 per base.
Listing supplied
2/7/17 ME

ORDINANCE NO. 2019 - 026

AN ORDINANCE OF THE CITY OF FRANKLIN, KENTUCKY AMENDING SECTIONS 8.2.3, 8.15.3 AND 8.16.3 AND ADDING SECTION 9.8 TO THE ZONING REGULATIONS

WHEREAS, on March 15, 2018, Ordinance 2018-001 of the City of Franklin, Kentucky, relating to planning and zoning regulations was adopted by the Board of City Commissioners; and

WHEREAS, on November 5, 2019, the Franklin-Simpson County Planning & Zoning Commission held a public hearing regarding the addition of solar farms into the zoning regulations; and

WHEREAS, the Franklin-Simpson Planning & Zoning Commission amended Sections 8.2.3, 8.15.3, and 8.16.3 of the Zoning Regulations and added Section 9.8 named Regulations for Solar Farms 10 Acres or More; and

WHEREAS, the Franklin-Simpson Planning & Zoning Commission approved changes to the zoning regulations listed above; and

WHEREAS, it is the opinion and judgment of the Board of Commissioners of the City of Franklin that it is necessary to amend Ordinance 2018-001 to reflect the changes as set forth herein; and

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

Section 8.2.3 of the Franklin-Simpson Planning and Zoning regulations shall be amended as follows:

8.2.3 Conditional Uses

Subject to the approval of the Board of Adjustment, the following uses may be approved within an agricultural district:

One duplex per lot; Airports and landing strips; Solar Farms as described and as set forth in section 9.8; Cemeteries; Hospitals; Public or private schools or colleges; Home occupations when in compliance with section 9.3; Oil or gas wells; Country club or golf course; Public parks, playgrounds and community centers; Private marine, boat dock, boat ramp; Driving range or private outdoor recreational activity; Manufactured home parks complying with section 8.8.13.

Section 8.15.3 shall be amended as follows:

8.15.3 Conditional Uses

The following uses are conditional uses in an I-1 district and require written approval of the Board of Adjustment:

- a. Manufactured Ice Plants;
- b. Machine shops;

- c. Jobbing and repair;
- d. Welding;
- e. Fabrication and processing plants of Articles to be sold at retail on the premises; photocopying and duplication;
- f. Salvage Yards (subject to provisions of Article 9.2);
- g. General contractors and special trade contractors and partitions, shelving, lockers, and office and store fixtures including cabinet shops;
- h. Child care facility which developed in conjunction with a planned industrial park or is exclusively for the benefit of employees of the manufacturing plant. Two or more adjoining manufacturing plants may jointly operate a child care facility; and,
- i. Solar Farms 10 acres or more as described and as set forth in section 9.8.

Section 8.16.3 shall be amended as follows:

8.16.3 Conditional Uses

The following uses are conditional uses in an I-2 district and require written approval of the Board of Adjustment.

A. Manufacturing:

- a. Custom slaughtering;
- b. Meat products;
- c. Grain mill products;
- d. Fats and oil processing and rendering mills;
- e. Malt, wine or distilled and blended liquors;
- f. Miscellaneous food preparations and kindred products;
- g. Tobacco products;
- h. Textile mill products;
- i. Lumber and wood products, except furniture;
- j. Furniture and fixtures;
- k. Pulp, paper, and paperboard mills;
- l. Paperboard containers and boxes, converted paper and paperboard products, except containers and boxes;
- m. Chemicals and allies products;
- n. Petroleum refining;
- o. Rubber and miscellaneous plastics products;
- p. Leather and leather products;
- q. Stone, clay, glass, and concrete products;
- r. Primary metal industries;
- s. Fabricated metal products, except machinery and stone, clay, glass transportation equipment;
- t. Industrial and commercial machinery and computer equipment;
- u. Electronic and other electrical equipment;
- v. Transportation equipment;
- w. Measuring, analyzing and controlling instruments;
- x. Photographic, medical, and optical goods;
- y. Watches and clocks;
- z. Miscellaneous manufacturing industries including any other manufacturing not otherwise categorized by these regulations;
- aa. Monuments finished to custom order;
- bb. Terra cotta wholesale; and,
- cc. Solar farms 10 acres or more as described in section 9.8.

There shall be added a new Section 9.8 which shall read as follows:

9.8 Regulations for Solar Farms to Apply Only to a Tract of Land of 10 Acres or More

Zone district allowed: AG, I-1, & I-2

Use permit type: Conditional Use Permitted

Purpose: To allow large scale ground mounted solar power generation projects on tracts of land of 10 acres or more to be permitted under CUP Application in an AG, I-1, & I-2 Zone District only.

Setbacks- 50 ft. from any public road right-of-way; 250 ft. from any abutting residential zoned properties, rural village districts, Churches, Cemetery, School or Nursing home; and, 100 ft. from any abutting internal or external AG zoned properties.

Height requirements: No structure may exceed the maximum height of 15 ft. However, under special circumstances in the developmental plan phase, the Planning and Zoning Commission may approve a waiver for up to a maximum 25 ft.

Required parking: 1 Space for every 2 employees on the shift of greatest employment plus 1 space for every vehicle used in conduct of business.

Development plan required: Yes

Development plan requirements: Must show and/or contain diagrams of and contain the following:

1. The location and dimensions of all proposed areas for placement of solar panels, screening and fencing, and related structures.

2. Any preexisting structures on the proposed property and any principle structures on other properties that will affect placement of solar panels.

3. Parking and access areas.

4. Location of any proposed solar access easements.

5. Locations for wiring interconnections to system components.

6. Site access must be secured by a fence of at least 6 ft. in height. A vegetative landscape buffer may be provided between the fence and the property line under the Planning and Zoning Commission's Recommendation for location and type so as long as it does not impair the system efficiency.

7. Site must adhere to the applicable sections of the International Building Code and National Electric Code.

8. Any glare generated by the system must be mitigated or directed away from adjoining property and/or adjacent roadway when it creates a nuisance or safety hazard on neighboring property or for passing motorists.

9. Decommissioning plan that describes the anticipated life of the solar farm, the estimated costs in current dollars, the method for ensuring that the funds will be available for decommissioning the solar farm and restoration of the land to its pre-solar farm condition. In addition, the decommissioning plan shall contain details of the manner in which the farm will be decommissioned and the site restored. Following a six-month period in which no electricity is generated, the permit holder will have six months to complete decommissioning of the solar farm. Decommissioning shall include, but not be limited to removing solar panels, buildings, cabling, electrical components, and any other associated materials and restoring the land to the pre-solar farm condition.

10. Property must be maintained to standards required by the International Property Maintenance Codes and all applicable local ordinances.

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 holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

November 25, 2019

FIRST READING

December 9, 2019

SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on December 9, 2019, on motion made by Commissioner _____ and seconded by Commissioner _____, the foregoing ordinance was adopted, after full discussion, by the following vote:

_____ BROWNIE BENNETT

_____ JAMIE POWELL

_____ HERBERT WILLIAMS

_____ WENDELL STEWART

_____ LARRY DIXON, MAYOR

APPROVED BY:

Larry Dixon, Mayor

ATTEST:

Cathy Dillard, City Clerk

ORDINANCE NO. 2019 - 027

**AN ORDINANCE REZONING 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)**

WHEREAS, the Franklin-Simpson Industrial Authority, 109 South Main Street, Franklin, Kentucky 42134, filed a petition to rezone 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); and

WHEREAS, the Franklin-Simpson Industrial Authority desires to rezone the aforementioned property from R-1 (Single Family) to B-2 (General Business) 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 on November 5, 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:

A 95 feet by 500 feet lot located on the south side of East Cedar Street as described below is granted a zone change from R-1 (Single Family) to B-2 (General Business):

Certain real property located on the south side of East Cedar Street (Kentucky Highway 100), east of the public square, in Franklin, Simpson County, Kentucky to-wit:

Beginning at an iron pin in the north right-of-way of East Cedar Street and running thence with the south right-of-way S 79° 38' 31" E approximately 500 feet to a point in the south right-of-way; thence S 10° 21' 29" W approximately 95 feet to a point, the south east corner of the subject tract; thence N 79° 38' 31" W approximately 500 feet to a point in the west property line of the subject property; thence with the west property line N 3° 40' 52" E approximately 95 feet to the point of beginning.

Being a part of the same property conveyed to Franklin Simpson Industrial Authority by Franklin Partners, a Tennessee general partnership by deed dated October 11, 2012, by record in Deed Book 300, Page 237, Simpson County Clerk's office.

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.

November 25, 2019 FIRST READING

December 9, 2019 SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on December 9, 2019, on motion made by Commissioner _____ and seconded by Commissioner _____, 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

FRANKLIN-SIMPSON JOINT PLANNING & ZONING COMMISSION

In Re the Petition for Zone Change from R-1 (Single Family) to B-2 (General Business)

**FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND RECOMMENDATION FOR ZONE CHANGE**

A public hearing was held before this Commission on November 5, 2019, at the hour of 6:30 p.m. on the petition of the Franklin-Simpson Industrial Authority ("Authority") that a certain lot approximately 95 feet by 500 feet in size located on the south side of East Cedar Street in Franklin, Simpson County, Kentucky, ("Property") be re-zoned from R-1 to B-2. The Vice Chairman of the Commission, Kent Wilson, presided. A quorum of the Commission was present. The petitioner was represented by G. William Leach, Jr.. The hearing was stenographically recorded by the firm of James Dale, licensed court reporter.

The Commission then proceeded to hear an opening statement from attorney Leach and testimony in favor of the zone change from Dennis Griffin, Executive Director of the Franklin-Simpson Industrial Authority. There was no opposition to the request.

Having heard testimony, having reviewed the petition for zone change, the exhibits presented, and having reviewed the Comprehensive Plan, for Simpson County, Kentucky, Gary Sliger moved, and George Weissinger seconded, and the Commission unanimously voted to recommend the zone change. In connection with the zone change, the Commission finds, concludes, and recommends the following:

FINDINGS OF FACT

I

The Property is a small rectangular sliver of land on the south side of East Cedar Street and is a part of a larger commercial tract which is zoned B-2, on which is located an existing commercial building currently leased to Houchens Industries for operation of a Price Less IGA food store, and for the Kristin Hickman dance studio.

II

A review of the current zoning map discloses that while the property adjacent and immediately to the west is used for multi-family housing, it is zoned B-2. The property on the north side of East Cedar Street is likewise zoned B-2, and the property adjacent to the south is zoned B-2. The Property is encircled by property already zoned B-2.

III

The Franklin-Simpson Industrial Authority property of which the subject tract is a part lies at the southwest intersection of East Cedar Street and Robey Street, an intersection, and general area, which is generally commercial in character.

IV

While the Property does not have a building on it, it currently serves as a buffer to the existing building, and the Authority anticipates possibly constructing another commercial building on the Property as an efficient way to use it and the existing large paved parking area.

V

The 1992 Comprehensive Plan at pp. 118 notes the urban pattern of commercial growth out Highway 100 from the Public Square, creating a “potential for south and easterly commercial growth along 31-W and Highway 100...” It cites figure 6.6 which shows the areas of potential commercial development, and the subject Property lies within same. Because of such, the map amendment is in agreement with the adopted Comprehensive Plan under KRS 100.213(1).

VI

The Franklin-Simpson Comprehensive Plan Update of 2010 contains a checklist, at page 10-10, for general commercial considerations and includes that all commercial developments should have access to arterial or collector streets, share service access points and parking lots, in-fill existing commercial areas, and be located in areas where public utilities and facilities are adequate to support the use. The Property meets all of those criteria, as it lies adjacent to an intersection of arterial roads, lies adjacent to a residential development which is in a B-2 zone, public utilities and facilities are available, and the re-zoning marks an important in-fill of existing commercial areas.

VII

The purpose of the general business zoning district is to serve adjoining neighboring residential areas, so the re-zoning of the Property is consistent with the presence of the remaining residential areas. The presence of business and commercial operations on East Cedar Street, a major artery through Franklin, is expected and appropriate.

VIII

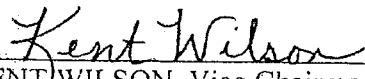
The Property is served by all utilities and has street access to East Cedar Street, as well as to Robey Street to the east through the existing parking lot and interior passageways.

CONCLUSIONS OF LAW

A re-zoning of the Property is in agreement with the adopted Comprehensive Plan and Update. The zone change request meets the criteria of KRS 100.213(1) and Section 10.7 of the Franklin-Simpson Zoning Regulations.

RECOMMENDATION

The Commission having adopted the foregoing Findings of Fact and Conclusions of Law, does now hereby recommend to the Franklin City Commission that the zone change be approved and that the Property described in the Appendix be re-zoned from R-1 to B-2.


KENT/WILSON, Vice Chairman

PROPERTY DESCRIPTION APPENDIX

EXHIBIT A

Certain real property located on the south side of East Cedar Street (Kentucky Highway 100), east of the public square, in Franklin, Simpson County, Kentucky to-wit:

Beginning at an iron pin in the north right-of-way of East Cedar Street and running thence with the south right-of-way S 79° 38' 31" E approximately 500 feet to a point in the south right-of-way; thence S 10° 21' 29" W approximately 95 feet to a point, the south east corner of the subject tract; thence N 79° 38' 31" W approximately 500 feet to a point in the west property line of the subject property; thence with the west property line N 3° 40' 52" E approximately 95 feet to the point of beginning.

Being a part of the same property conveyed to Franklin Simpson Industrial Authority by Franklin Partners, a Tennessee general partnership by deed dated October 11, 2012, by record in Deed Book 300, Page 237, Simpson County Clerk's office.

SNOW

Franklin Partners
d. in book 168, page 343, R

FOOD LION SUBD.
Recorded in Plar Bk 4, Pg 169

STREET (40')

LEGEND

STATE TUNING

1-3-95

P. 60

ORDINANCE NO. 2019 - 028

**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)**

WHEREAS, Lexington Place, LLC, 177 Southwind Drive, Bowling Green, Kentucky 42104, filed a petition to rezone 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); and

WHEREAS, Lexington Place, LLC desires to rezone the aforementioned property from R-1 (Single Family) to R-1S (Single Family Residential District) 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 on November 5, 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 40.1657 acres at the end of Claiborne Circle located at the end of Lexington Place Subdivision as described below is granted a zone change from R-1 (Single Family) to R-1S (Single Family Residential District):

Being a 40.1657-acre tract of land at the end of Claiborne Circle located at the end of Lexington Place Subdivision in Simpson County KY. The property is owned by Developing Partners, being a portion of Deed Book 269, Page 480 as recorded in the office of the Clerk of Simpson County, KY.

The property is more particularly described as follows:

Beginning at a 5/8-inch iron pin with a yellow plastic cap stamped "L SLAVEY KY 3922", said pint is in the South East corner of Lot 39 of the Lexington Place Subdivision as recorded in Plat Book 5, Page 58, in the office of the Clerk in Simpson County, KY, said point lies in the line of the Blackberry Ridge, LLC property (Deed Book 287, Page 457), thence leaving the Lexington Place Subdivision and with Blackberry Ridge, LLC S 08°46'40" W a distance of 593.96' to a set 5/8-inch iron pin with a yellow plastic cap

stamped "L SLAVEY KY 3922" (all set iron pins called out in this description meet the aforementioned description, thence S 03°00'43" E a distance of 48.70' to a set 5/8-inch iron pin, said point is in the line of the Searce Property (Deed book 312, Page 406), thence with the Searce property S 86°59'17" W a distance of 192.40' to a set 5/8-inch iron pin, thence S 04°42'36" E a distance of 646.90' to a set 5/8-inch iron pin, thence S 86°27'22" W a distance of 1135.50' to a set 5/8-inch iron pin near a t-post, said point is corner common to the Andrews Property, thence with Andrews N 05°08'26" W a distance of 945.13' to a set 5/8-inch iron pin, thence N 85°39'20" W a distance of 364.54' to a set 5/8-inch iron pin, thence N 05°27'34" E a distance of 309.14' to a found 5/8-inch iron pin with a yellow plastic cap stamped "L SLAVEY KY 3922", said point is corner common to the aforementioned Lexington Place Subdivision, thence with the Lexington Place Subdivision the next 13 calls as follows thence S 85°02'34" E a distance of 133.25' to a found 5/8-inch iron pin, thence S 69°44'15" E a distance of 51.84' to a set 5/8-inch iron pin, thence S 81°54'34" E a distance of 257.30' to a found 5/8-inch iron pin, thence S 80°24'57" E a distance of 528.62' to a found 5/8-inch iron pin, thence N 03°57'06" E a distance of 351.03' to a found 5/8-inch iron pin, thence N 32°31'11" E a distance of 84.97' to a found 5/8-inch iron pin, thence S 81°37'29" E a distance of 400.00' to a found 5/8-inch iron pin, thence S 68°42'44" E a distance of 78.63' to a found 5/8-inch iron pin, thence S 81°43'28" E a distance of 125.00' to a found 5/8-inch iron pin, thence S 08°16'32" W a distance of 77.09' to a found 5/8-inch iron pin, thence S 81°43'28" E a distance of 50.00' to a found 5/8-inch iron pin thence N 08°16'32" E a distance of 21.46' to a found 5/8-inch iron pin, thence S 81°43'28" E a distance of 119.04' to a found 5/8-inch iron pin, which is the point of beginning, having an area of 40.1657 acres, 1749618 square feet.

This survey was performed under the direct supervision of Lucas L. Slavey LPLS 3922 of Van Meter & Slavey, LLC in November 2019.

Being a part of the same property conveyed to Lexington Place, LLC by Developing Partners II, LLC by deed dated May 18, 2017, of record in Deed Book 327, Page 739, Simpson County Clerk's Office.

Said property is also known as Phases 2 and 3 of the Lexington Place Subdivision currently of record in Plat Book 5, Page 58, Office of the Simpson County Clerk.

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.

November 25, 2019 FIRST READING

December 9, 2019 SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on December 9, 2019, on motion made by Commissioner _____ and seconded by Commissioner _____, 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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW AND APPROVAL AND
RECOMMENDATION OF ZONE CHANGE BY FRANKLIN-SIMPSON COUNTY
PLANNING & ZONING COMMISSION**

This matter came before the Franklin-Simpson County Planning & Zoning Commission on November 5, 2019, on the petition of James Cook, Lexington Place, LLC, requesting a zone change from R-1 (Single Family Residential District) to R-1S (Single Family Residential District) for approximately 40.1657 acres described as follows:

Being a 40.1657-acre tract of land at the end of Claiborne Circle located at the end of Lexington Place Subdivision in Simpson County KY. The property is owned by Developing Partners, being a portion of Deed Book 269, Page 480 as recorded in the office of the Clerk of Simpson County, KY.

The property is more particularly described as follows:

Beginning at a 5/8-inch iron pin with a yellow plastic cap stamped "L SLAVEY KY 3922", said point is in the South East corner of Lot 39 of the Lexington Place Subdivision as recorded in Plat Book 5, Page 58, in the office of the Clerk in Simpson County, KY, said point lies in the line of the Blackberry Ridge, LLC property (Deed Book 287, Page 457), thence leaving the Lexington Place Subdivision and with Blackberry Ridge, LLC S 08°46'40" W a distance of 593.96' to a set 5/8-inch iron pin with a yellow plastic cap stamped "L SLAVEY KY 3922" (all set iron pins called out in this description meet the aforementioned description, thence S 03°00'43" E a distance of 48.70' to a set 5/8-inch iron pin, said point is in the line of the Searce Property (Deed book 312, Page 406), thence with the Searce property S 86°59'17" W a distance of 192.40' to a set 5/8-inch iron pin, thence S 04°42'36" E a distance of 646.90' to a set 5/8-inch iron pin, thence S 86°27'22" W a distance of 1135.50' to a set 5/8-inch iron pin near a t-post, said point is corner common to the Andrews Property, thence with Andrews N 05°08'26" W a distance of 945.13' to a set 5/8-inch iron pin, thence N 85°39'20" W a distance of 364.54' to a set 5/8-inch iron pin, thence N 05°27'34" E a distance of 309.14' to a found 5/8-inch iron pin with a yellow plastic cap stamped "L SLAVEY KY 3922", said point is corner common to the aforementioned Lexington Place Subdivision, thence with the Lexington Place Subdivision the next 13 calls as follows thence S 85°02'34" E a distance of 133.25' to a found 5/8-inch iron pin, thence S 69°44'15" E a distance of 51.84' to a set 5/8-inch iron pin, thence S 81°54'34" E a distance of 257.30' to a found 5/8-inch iron pin, thence S 80°24'57" E a distance of 528.62' to a found 5/8-inch iron pin, thence N 03°57'06" E a distance of 351.03' to a found 5/8-inch iron pin, thence N 32°31'11" E a distance of 84.97' to a found 5/8-inch iron pin, thence S 81°37'29" E a distance of 400.00' to a found 5/8-inch iron pin, thence S 68°42'44" E a distance of 78.63' to a found 5/8-inch iron pin, thence S 81°43'28" E a

distance of 125.00' to a found 5/8-inch iron pin, thence S 08°16'32" W a distance of 77.09' to a found 5/8-inch iron pin, thence S 81°43'28" E a distance of 50.00' to a found 5/8-inch iron pin thence N 08°16'32" E a distance of 21.46' to a found 5/8-inch iron pin, thence S 81°43'28" E a distance of 119.04' to a found 5/8-inch iron pin, which is the point of beginning, having an area of 40.1657 acres, 1749618 square feet.

This survey was performed under the direct supervision of Lucas L. Slavey LPLS 3922 of Van Meter & Slavey, LLC in November 2019.

Being a part of the same property conveyed to Lexington Place, LLC by Developing Partners II, LLC by deed dated May 18, 2017, of record in Deed Book 327, Page 739, Simpson County Clerk's Office.

It was reported to the Commission that Lexington Place, LLC desired for said property's zoning be amended from Single Family Residential District (R-1) to Single Family Residential District(R-1S). James Cook on behalf of Lexington Place, LLC appeared with Hon. Timothy J. Crocker. Homebuilders from the community were also in attendance. The Commission heard statements from counsel and testimony from James Cook as representative of Lexington Place, LLC and homebuilders. After considering the testimony and statements of counsel, the following Findings of Fact and Conclusions of Law were adopted by the Franklin-Simpson County Planning & Zoning Commission:

1. The map amendment sought is in agreement with the community's Comprehensive Plan.
2. The original zoning classification, R-1, given to the property was inappropriate or improper because the zoning classification of R-1S did not exist at the time of the original zone classification.
3. There have been major changes of an economic, physical, or social nature within the area which were not anticipated in the community's Comprehensive Plan and which have substantially altered the basic character of such area.

The applicant has complied with all procedural prerequisites including the proper filing of the request for a zone change, and payment of all necessary expenses.

Based upon the foregoing specific Findings of Fact and Conclusions of Law, the Commission recommends to the City of Franklin, that the zone change for the property described herein from R-1 to R-1S to be granted.

Approved and recommended for zoning change, this the 5th day of November, 2019.

Kent Wilson
VICE CHAIRMAN

ORDINANCE NO. 2019-029

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

WHEREAS, it is the public policy of the Board of City Commissioners of the City of Franklin, Kentucky ("City Commission" and "City") to encourage, promote, and support economic development, new job formation, and the development and growth of industry and commerce, and to preserve existing jobs in Kentucky for the public purposes of providing employment opportunities for its citizens and residents, alleviating conditions of unemployment, stabilizing and promoting the economy of Kentucky, and creating new tax bases and sources of revenue for the Commonwealth;

WHEREAS, the Kentucky Business Investment Program, Sections 154.32-010 through 154.32-100 of the Kentucky Revised Statutes ("KRS"), the ("Program"), authorizes and empowers the Commonwealth and certain local jurisdictions to promote economic development in Kentucky by inducing the creation of economic development projects by eligible companies, as more particularly described therein;

WHEREAS, KRS 154.32-090 authorizes an eligible company to deduct certain wage assessments from payments of wages to economic development project employees and each employee paying the assessment, in turn, to credit the assessment against their Kentucky individual income tax and, subject to the approval of the local levying authority or authorities, local occupational license fee or fees otherwise due;

WHEREAS, Gehret Gage, LLC, a Kentucky limited liability company (the "Company"), P. O. Box 263, Franklin, Kentucky 42135, has proposed to acquire and install within the City a project consisting of a building, equipment and new employment as described in Exhibit A attached hereto (collectively, the "Project");

WHEREAS, the Company has represented to the City that the acquisition, construction and installation of the Project, if constructed, will result in a substantial number of new job opportunities in the community, and the Company agrees to comply with the provisions of City of Franklin Ordinance No. 221.10-06-2014;

WHEREAS, the Company has filed an application with the Kentucky Economic Development Finance Authority (the "Authority") for approval of the Project for the Program as authorized in KRS 154.32-030;

WHEREAS, it is appropriate and in the public interest that the Board of City Commissioners make a formal, binding commitment of financial resources in order to encourage and support economic development endeavors generally and the Project specifically if and when approved by the Authority pursuant to KRS 154.32-030; and

WHEREAS, the Board of City Commissioners has approved the granting of an inducement to the Company for the Project, pursuant to the Program, whereby it would forego the collection of the one percent (1%) occupational license fee on wages that otherwise would be due the City, which fee shall be retained by the Company, with respect to Project employees whose jobs meet the criteria and requirements established by the Program ("Qualifying Employees") for a term of not longer than ten (10) years from the date the Company properly activates the Program's incentives pursuant to KRS 154.32-030 and any agreement relating to the Project that the Company has with the Authority (the "Activation Date").

NOW, THEREFORE, IT IS ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FRANKLIN, AS FOLLOWS:

Section 1. It is hereby found, determined and declared that the recitals set forth in the preambles to this Ordinance, which are incorporated in this Section by reference, are true and correct.

Section 2. Inducement. The City shall forego collection of, and Company shall be entitled to collect and retain the one percent (1%) City occupational license fee due on wages paid to Qualifying Employees for a term of not longer than ten (10) years from the Activation Date (the "Inducement Term"), as specified herein.

Section 3. Company to Deduct and Withhold Occupational License Fee on Wages. The Company, when making payment of wages to Qualifying Employees earned with respect to the Inducement Term, shall deduct and withhold upon the wages the one percent (1%) City occupational license fee. The Company shall remit to the City and report such withheld amounts on the forms and reconciliations required by KRS 67.783(4) and (5) and Chapter 114 of the City Code of Ordinances. The Company shall file, not less than quarterly in accordance with the City of Franklin's Code of Ordinances, with the City of Franklin, the City of Franklin Employers Quarterly Return provided by the City, specifically addressing the issues related to the KBI Program. In addition, the company shall file a quarterly reconciliation of the City of Franklin's Occupational License Fees in a format as required by the City. If the company fails to comply with the provisions of this Section, the company (or its representatives as the case may be) shall be subject to the penalty provisions set forth in Chapter 114 of the City's occupational licensing and gross receipts ordinance(s), as amended from time to time, or forfeiture of future participation in this program.

Section 4. Company Entitled to Reimbursement for Withheld and Remitted Amounts. The Company shall remit said withheld amounts to the City pursuant to Section 3 of this Ordinance. The Company shall receive reimbursement from the City, once per annum, after making the request, in writing, on the forms provided by the City, with said reimbursement being due and payable not later than sixty (60) days after the Company files the written request for reimbursement. Provided, however, that said reimbursement request shall not be filed later than two (2) years from the date that the Company's annual license fee returns are initially due, without regard to any extensions received or allowed.

Section 5. Qualifying Employees Entitled to Credit for Withheld Amounts. Each Qualifying Employee shall be entitled to a credit against his or her occupational license fee liability to the City under KRS 67.785(3) and Chapter 114 of the City of Franklin Code of Ordinances equal to the amounts withheld from his or her wages pursuant to Section 3 of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

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 this Ordinance.

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

November 25, 2019

FIRST READING

December 9, 2019

SECOND READING

At a meeting of the Board of City Commissioners of the City of Franklin, Kentucky, held on December _____, 2019, and on motion made by Commissioner _____ and seconded by Commissioner _____, the foregoing ordinance was adopted, after full discussion, by the following vote:

_____ BROWNIE BENNETT
_____ JAMIE POWELL
_____ HERBERT WILLIAMS
_____ WENDELL STEWART
_____ LARRY DIXON, MAYOR

APPROVED BY:

LARRY DIXON, MAYOR

ATTEST:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KENTUCKY

CERTIFICATION

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Franklin, Kentucky, and as such City Clerk I further certify that the foregoing is a true, correct and complete copy of an Ordinance (including Exhibit A) duly adopted by the Board of City Commissioners of said City at a duly convened meeting held on December _____, 2019, on the same occasion signed by the Mayor, duly filed, recorded and indexed in my office and now in force and effect, and that all action taken in connection with such Ordinance was in compliance with the requirements of KRS 61.810 through 61.825, all as appears from the official records of said Board of City Commissioners in my possession and under my control.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of December, 2019.

(SEAL)

Cathy Dillard, City Clerk

Exhibit A

Project Description for Gehret Gage, LLC

See letter and KBI Report attached hereto and incorporated herein collectively by reference.



November 29, 2018

Secretary Terry Gill
Kentucky Economic Development Cabinet
300 West Broadway
Frankfort, Ky 40601

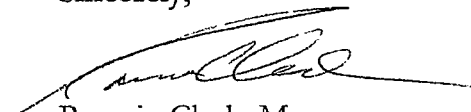
Secretary Gill:

As Mayor of Franklin, Kentucky, I want to express my support for the KBI Incentive application being submitted by Gehret Gage, LLC. The company will locate in an industrial building in Franklin and will provide 20 new job opportunities for our community.

John Gehret, owner of Gehret Gage, is a current resident of Simpson County and had been involved in manufacturing in our community for many years. He is planning on leasing a 12,000 square foot facility and offering good paying jobs to many residents of Franklin.

The City of Franklin will support this KBI application by including the one percent city occupational tax with the state's incentive portion. I am in strong support of Gehret Gage, a much needed industry for our community.

Sincerely,



Ronnie Clark, Mayor

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - PRELIMINARY APPROVAL

Date: December 13, 2018
Approved Company: Gehret Gage, LLC
City: Franklin **County:** Simpson
Activity: Manufacturing **Prelim Resolution #:** KBI-IL-18-22339
Bus. Dev. Contact: L. Witt **DFS Staff:** M. Elder

Project Description: Gehret Gage, LLC is a start-up gage manufacturing facility considering locating in Franklin. The company hopes to have the newest innovation of CNC machines and inspection equipment available using the state-of-the-art grinding machines that will speed up the processes by 75%, running multiple procedures at once.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased

	Eligible Costs	Total Investment
Rent	\$240,000	\$480,000
Building/Improvements	\$75,000	\$75,000
Equipment	\$200,000	\$590,000
Other Start-up Costs	\$360,000	\$360,000
TOTAL	\$875,000	\$1,505,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$22.70	
1	13	\$22.70	\$16,000
2	16	\$22.70	\$16,000
3	16	\$22.70	\$16,000
4	16	\$22.70	\$16,000
5	16	\$22.70	\$16,000
6	16	\$22.70	\$16,000
7	16	\$22.70	\$16,000
8	16	\$22.70	\$16,000
9	16	\$22.70	\$16,000
10	16	\$22.70	\$16,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$160,000

County Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):
John O. Gehret III Franklin, KY

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 3.0%
Local: 1.0% City of Franklin

Unemployment Rate:
County: 3.7% Kentucky: 4.3%

Existing Presence in Kentucky: None

Special Conditions: None

ORDINANCE 2019-030

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 2018-2019 budget is hereby amended to read as follows:*

	General Fund	Stormwater Fund	Utility Fund	Sanitation Fund	Municipal Aid Fund	Cemetery Fund	Perpetual Care
Estimated Revenues:							
Operating Revenue	-	247,500	5,292,000	722,000	-	77,000	7,400
	1,163,989	247,500	5,292,000	722,000	-	77,000	7,400
Tax Revenue	1,163,989	-	-	-	-	-	-
	1,067,396						
Licenses & Fees	5,437,511	-	-	244,000	-	-	-
	5,436,100			244,000			
Intergovernmental Revenue	419,062	-	-	-	457,849	-	-
	419,062				338,367		
Fines & Forfeits	68,602	-	208,750	26,000	-	-	-
	57,000		208,750	26,000			
Intragovernmental Revenues	592,998	100,000	-	-	-	186,000	-
	592,998	100,000				186,000	
Miscellaneous Revenue	274,413	16,904	189,273	9,630	1,686	1,722	11,823
	239,698	15,402	221,723	7,500	2,100	607	12,647
Non-Operating Revenue	-	-	-	-	-	-	-
TOTAL REVENUES	7,956,574	364,404	5,690,023	1,001,630	459,535	264,722	19,223
	7,842,253	362,902	5,722,473	999,500	340,467	263,607	20,047
Appropriations:							
General Government	1,491,035	-	-	-	-	-	-
	1,457,183						
Police	2,358,631	-	-	-	-	-	-
	2,356,719						
Fire	279,553	-	-	-	-	-	-
	279,553						
Public Services	808,852	-	-	-	-	-	-
	805,888						
Community Services	630,004	-	-	-	-	-	-
	611,121						
Economic Development	739,000	-	-	-	-	-	-
	739,000						
Stormwater	-	213,825	-	-	-	-	-
		213,804					
Municipal Utilities	-	-	3,507,065	-	-	-	-
			3,540,156				
Sanitation	-	-	-	725,000	-	-	-
				725,000			
Municipal Aid/Severance	-	-	-	-	364,250	-	-
					245,250		
Municipal Cemetery	-	-	-	-	-	204,499	-
						204,521	
Debt Service	535,260	-	602,194	-	-	-	-
	544,040		606,956				
Capital Outlay	1,139,491	-	1,037,771	-	-	5,000	-
	574,565		664,017			5,000	

TOTAL APPROPRIATIONS	7,981,826	213,825	5,147,030	725,000	364,250	209,499	-
	7,368,069	213,804	4,811,129	725,000	245,250	209,521	19,223
EXCESS RESOURCES	(25,251)	150,579	542,993	276,630	95,285	55,223	19,223
	444,184	149,098	911,344	274,500	95,217	54,087	20,047
RESERVE FOR CAPITAL IMPROVEMENT	98,335	-	332,797	-	-	-	-
	105,000	-	337,761	-	-	-	-
TRANSFERS OUT	438,000	-	243,498	209,500	95,000	52,400	3,000
	433,000	-	243,498	209,500	95,000	52,400	3,000
CHANGE IN FUND BALANCE	(561,586)	150,579	(33,302)	67,130	285	2,823	16,223
	(93,816)	149,098	330,085	65,000	217	1,687	17,047

Supplementary Notes:

Expenditure of Funds from Capital Sinking Fund (Monies allocated and saved in prior Fiscal Years):

Once time Allocation for Purchase of Property	487,597	-	342,909.18	-	-	-	-
One time Allocation for Defeasance of Bonds	260,000	-	-	-	-	-	-
	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
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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 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 _____ SECOND READING _____

At a meeting of the Franklin City Commission held on _____, on motion made by _____ 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

ATTEST:

APPROVED BY:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KY

LARRY DIXON, MAYOR
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 4:30 P.M. MONDAY THROUGH FRIDAY.