

AGENDA

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

January 13, 2020
Regular Meeting – 12:00 Noon

City Hall Meeting Room
117 West Cedar Street
Franklin, Kentucky

I. Call to Order and Member Roll Call

II. Opening Prayer

III. Approval of Minutes

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

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IV. Recognitions

V. Hear the Public

- John Estes

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VI. Community Services

- Update from Franklin-Simpson Fire Department

Presenter: Leslie Goodrum, Fire Chief

VII. General Government

- Discussion and/or possible action regarding Proposed Rezoning Ordinance 5.0 Acres North of 6007 Bowling Green Road *Presenter: Scott Crabtree, City Attorney*
- Discussion and/or possible action regarding 2019 Mowing and Costs
Presenter: Steve Akin, Public Works Scheduler
- Discussion and/or possible action regarding 2019 Code Fines and Liens
Presenter: Cathy Dillard, City Clerk
- Discussion and/or possible action regarding Abandon Urban Property (AUP)
Presenter: Daniel Reetzke, Tax Collector
- Discussion and/or possible action regarding 2020 Proposed Commission Meeting Dates
Presenter: Kenton Powell, City Manager

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VIII. Public Services

IX. Public Safety

X. Utilities

- Discussion and/or possible action regarding Award of Bid for Purchase of Service Truck

Presenter: Shaunna Cornwell, Finance Director

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XI. Ordinances

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

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

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XII. Executive Session

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

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

XIII. City Attorney Reports

XIV. City Manager Reports

XV. Other Commission Business

XVI. Adjournment

MINUTES

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

December 9, 2019

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

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

Members attending were as follows:

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

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

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

APPROVAL OF MINUTES

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

Voting aye: All. Motion carried unanimously.

RECOGNITION

On Saturday, December 7, 2019, the City of Franklin announced that Darrell Mallory was named the 2019 City of Franklin Employee of the Year. The Commission recognized Darrell

today and commended him for his continued commitment to the citizens of Franklin, his work ethic and leadership qualities.

GENERAL GOVERNMENT

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

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

Voting Aye: All. Motion carried unanimously.

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

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

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

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

Voting Aye: All. Motion carried unanimously.

City Manager Kenton Powell asked the Commission to consider appointment and/or reappointments of members to community Boards follows:

Franklin-Simpson Parks Board – Lisa Bashant – Reappointment for a four (4) year term to expire 12/31/2023;

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

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

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

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

Voting Aye: All. Motion carried unanimously.

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

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

Voting Aye: All. Motion carried unanimously.

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

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

Voting Aye: All. Motion carried unanimously.

ORDINANCES

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

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

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

| | | | |
|-----------------------|------------|----------------------|------------|
| Mayor Dixon | <u>Yes</u> | Commissioner Bennett | <u>Yes</u> |
| Commissioner Powell | <u>Yes</u> | Commissioner Stewart | <u>Yes</u> |
| Commissioner Williams | <u>Yes</u> | | |

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

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

| | | | |
|-----------------------|------------|----------------------|------------|
| Mayor Dixon | <u>Yes</u> | Commissioner Bennett | <u>Yes</u> |
| Commissioner Powell | <u>Yes</u> | Commissioner Stewart | <u>Yes</u> |
| Commissioner Williams | <u>Yes</u> | | |

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

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

| | | | |
|-----------------------|------------|----------------------|------------|
| Mayor Dixon | <u>Yes</u> | Commissioner Bennett | <u>Yes</u> |
| Commissioner Powell | <u>Yes</u> | Commissioner Stewart | <u>Yes</u> |
| Commissioner Williams | <u>Yes</u> | | |

Ordinance No. 2019-028 titled: *An Ordinance Rezoning Approximately 40.1657 Acres at the End of Claiborne Circle Located at the End of Lexington Place Subdivision From R-1 (Single Family) to R-1S (Single Family Residential District)*

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

| | | | |
|-----------------------|------------|----------------------|------------|
| Mayor Dixon | <u>Yes</u> | Commissioner Bennett | <u>Yes</u> |
| Commissioner Powell | <u>Yes</u> | Commissioner Stewart | <u>Yes</u> |
| Commissioner Williams | <u>Yes</u> | | |

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

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

| | | | |
|-----------------------|------------|----------------------|------------|
| Mayor Dixon | <u>Yes</u> | Commissioner Bennett | <u>Yes</u> |
| Commissioner Powell | <u>Yes</u> | Commissioner Stewart | <u>Yes</u> |
| Commissioner Williams | <u>Yes</u> | | |

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

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*

No action is taken on first reading of an ordinance.

EXECUTIVE SESSION

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

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

(2) Litigation – Discussion of proposed or pending litigation {KRS 61.810(1)(c)}; and,

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

Voting Aye: All. Motion carried unanimously.

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

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

Voting Aye: All. Motion carried unanimously.

OTHER COMMISSION BUSINESS

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

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

Voting Aye: All. Motion carried unanimously.

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

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

ADJOURNMENT

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

Voting Aye: All. Motion carried unanimously.

Larry Dixon, Mayor
City of Franklin, Kentucky

Cathy Dillard, City Clerk
City of Franklin, Kentucky

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

**Tuesday, December 17, 2019
12:00 Noon**

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

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

Members attending were as follows:

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

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

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

Commissioner Powell offered the opening prayer.

GENERAL GOVERNMENT

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

Below is a summary of the quotes:

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

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

Voting Aye: All members present. Motion carried unanimously.

ADJOURNMENT

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

Voting Aye: All members present. Motion carried unanimously.

Larry Dixon, Mayor
City of Franklin, Kentucky

Cathy Dillard, City Clerk
City of Franklin, Kentucky

HEAR THE PUBLIC



City of Franklin, KY

City Commission Meeting

Hear the Public Speaker Request

DATE 1-9-20

NAME John Estes

CONTACT INFORMATION:

PHONE NUMBER 270 776-1855

AND/OR

EMAIL ADDRESS _____

GENERAL TOPIC OF TALK importance of public
commentary and participation.

Any Comments or Date Restrictions: _____

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

GUIDELINES FOR CITIZENS ADDRESSING THE CITY COMMISSION

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

- Register with the City Clerk or Deputy Clerk and provide name, address, notification phone number and/or email address, and topic of talk.
- Registration begins at the conclusion of any Commission meeting and ends one business day before the next scheduled meeting.
- Speakers are requested to speak a maximum of five (5) minutes. If there are several people registered to speak on the same topic, the meeting chair will determine the amount of time allocated to each speaker.
- The Meeting Chair shall recognize those persons wishing to address the City Commission, and after being recognized, they should proceed to the podium and state their name, address, and subject before asking any questions or making any comments.
- Individual speakers shall refrain from any inappropriate language or naming any person individually in a negative manner during their comments.
- If a speaker desires to present materials to the Commission, seven (7) copies should be provided to the City Clerk for distribution purposes prior to or at the beginning of the meeting at which the person will be speaking.
- **In all matters concerning actions at a public meeting, the decision of the Meeting Chair shall take precedence and be final.**

Guidelines adopted -2013 City Commission action.

GENERAL GOVERNMENT



MEMO

TO: Mayor Larry Dixon and Commissioners

FROM: W. Scott Crabtree

DATE: January 2, 2020

SUBJECT: Ordinance Rezoning 5.00 Acres North of 6007 Bowling Green Road

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

Attachments

ORDINANCE NO. 2020 - 001

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

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

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

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

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

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

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

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

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

Beginning at a found ¾ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W; thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19' 36" W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17' 48" E – 61.17 feet from a

found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128); thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28' 05" W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51' 41" E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162); thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01' 40" E – 754.18 feet to the beginning point.

Containing 5.000 acres. Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.

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

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

FIRST READING

SECOND READING

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

_____ LARRY DIXON, MAYOR

_____ JAMIE POWELL

_____ BROWNIE BENNETT

_____ WENDELL STEWART

_____ HERBERT WILLIAMS

APPROVED BY:

Larry Dixon, Mayor

ATTEST:

Cathy Dillard, City Clerk

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

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

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

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

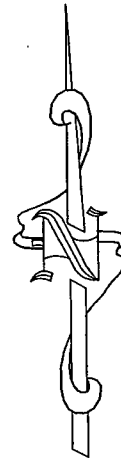
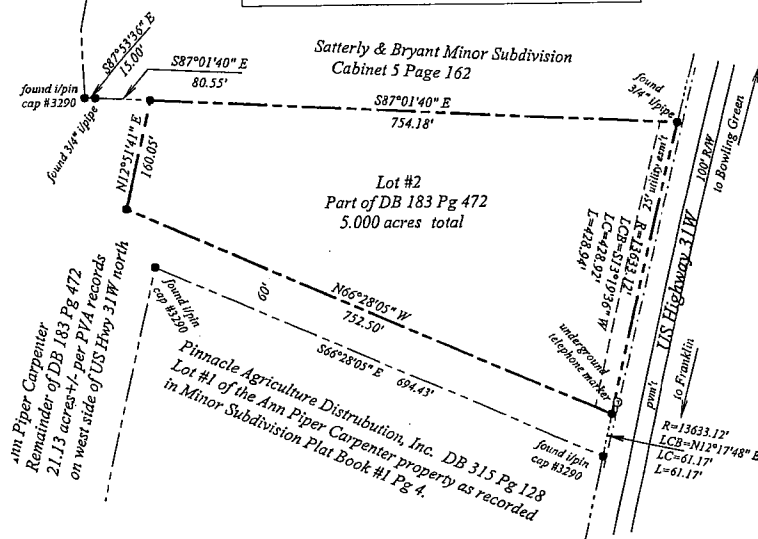
Thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19' 36" W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17' 48" E – 61.17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

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

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

Containing 5.000 acres Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.

The property shown hereon is not to be further subdivided or reconfigured without written permission of the Franklin - Simpson Planning Commission.



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

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

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

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

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

Basis of Bearing

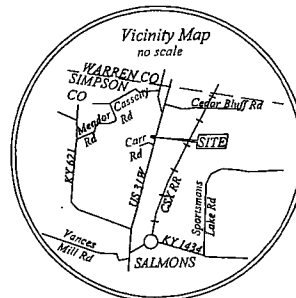
Referred to the recorded bearing along the north line of Pinnacle Agriculture Distribution, Inc. as recorded in DB 315 Pg 128 (Ref Minor PB 1 Page 4).

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

This plat depicts a survey made by me or under my direct supervision using the method of random traverse, with sideshots and is true and accurate to the best of my knowledge and belief. The unadjusted linear precision ratio meets or exceeds the required minimum linear precision ratio with a linear closure of 1:10982 and an angular closure of 9" per angle for 3 angles. Bearings and distances shown hereon are unadjusted and have not been adjusted for closure. The represented survey, as shown hereon, is an "Urban" survey, and the accuracy and precision of said survey meets the requirements of this class.

Robert G. May LPLS

Date



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

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

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

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

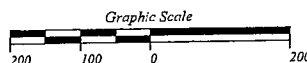
Shoing a portion of the the property of
Ann Piper Carpenter
3037 Overton Road
Birmingham, AL 35223

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

12-18-19

1" = 200'

Robert G. May
Licensed Professional Land Surveyor
1830 Witt Road
Franklin, Ky. 42134
Phone (270) 586-4562



FRANKLIN-SIMPSON JOINT PLANNING & ZONING COMMISSION

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

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

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

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

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

FINDINGS OF FACT

I.

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

II.

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

III.

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

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

X.

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

CONCLUSIONS OF LAW

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

RECOMMENDATION

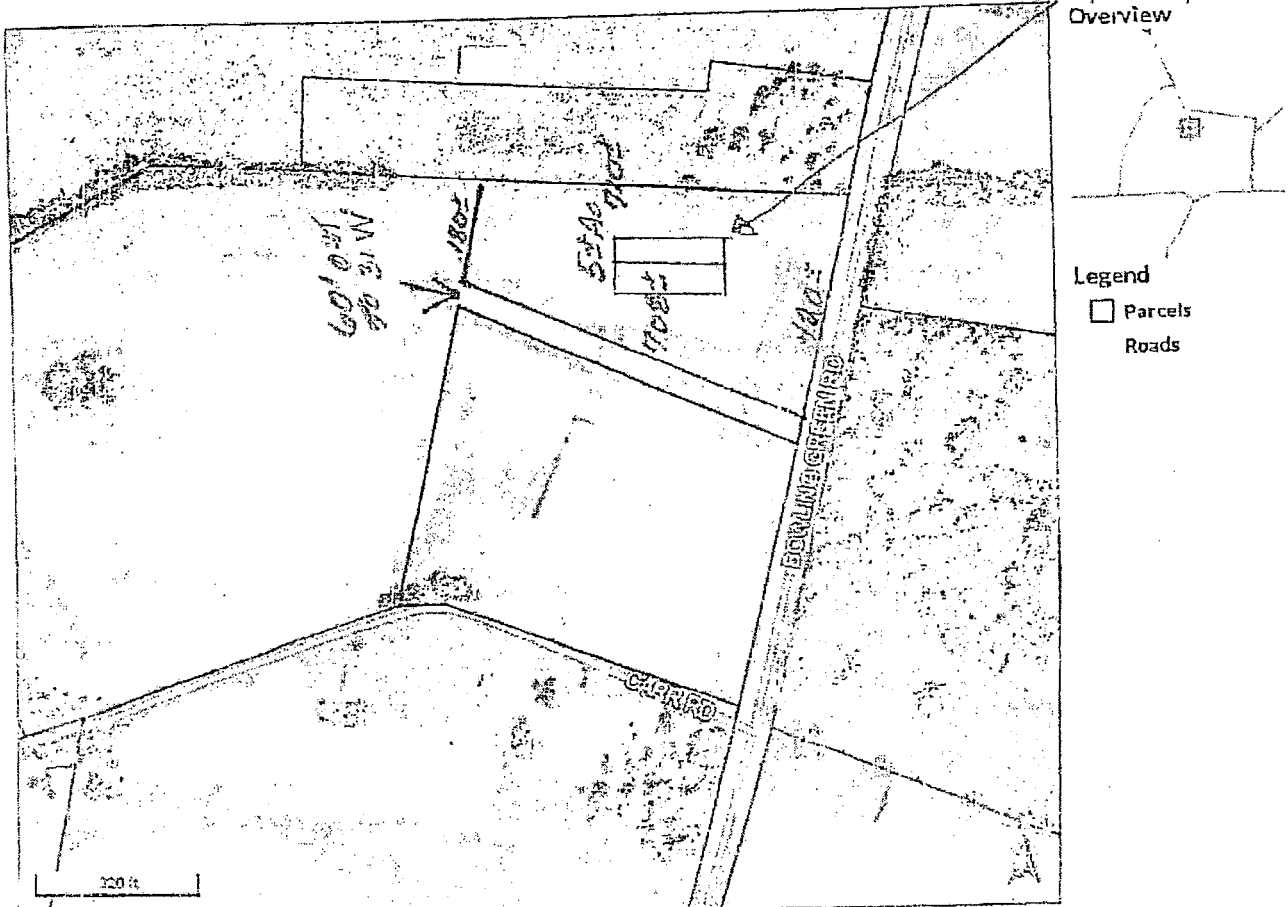
The Commission, having adopted the foregoing Findings of Fact and Conclusions of Law, does hereby now recommend to the City Commission that the zone change be approved and the property described in the attached Appendix be rezoned from A-1 to I-2. The attached drawing is also accepted as a minimum development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


DEBBIE THORNTON, Chairman

APPENDIX

 **qPublic.net™** Simpson County, KY PVA


*20,000 SF
BUILT FOR
FOR DISTRIBUTION
1.00 x 2.00*



Map Number 034-00-00-022.00
Property BOWLING GREEN ROAD
Address
District n/a

| | | | |
|-------|------|---------|----------------------------|
| Class | FARM | Owner | RAY CHARLES R TESTAMENTARY |
| Acres | 114 | Address | FAMILY TRUST THE |
| | | | C/O SANDRA B RAY |
| | | | 400 WAKOTO WAY APT 711 |
| | | | ASHLAND CITY TN 37015-1377 |

Date created: 11/8/2019
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FRANKLIN - SIMPSON COUNTY
PLANNING & ZONING COMMISSION

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

*** **

TRANSCRIPT OF PROCEEDINGS
DATE: DECEMBER 3, 2019

*** **

JAMES A. DALE, JR., REPORTER

| | | |
|----|-------------------------|----|
| 1 | I N D E X | |
| 2 | | |
| 3 | CHARLES L. HILL, JR., | 9 |
| 4 | BY MR. MEFFORD: | 10 |
| 5 | BY COMMISSIONER SLIGER: | 13 |
| 6 | BY MR. MEFFORD: | 15 |
| 7 | BY COMMISSIONER WILSON: | 15 |
| 8 | VANESSA SATTERLEE | 17 |
| 9 | BY MS. SATTERLEE: | 17 |
| 10 | ROCHELLE BRYANT | 18 |
| 11 | BY MS. BRYANT: | 18 |
| 12 | BY MS. SATTERLEE: | 20 |
| 13 | BY MR. POHL: | 20 |
| 14 | CHARLES L. HILL, JR. | 22 |
| 15 | BY MR. MEFFORD: | 22 |
| 16 | BY MR. MEFFORD: | 22 |
| 17 | BY CHAIRMAN THORNTON: | 24 |
| 18 | BY MR. MEFFORD: | 25 |
| 19 | BY MS. SATTERLEE: | 28 |
| 20 | BY CHAIRMAN THORNTON: | 28 |
| 21 | | |
| 22 | Carpenter Exhibit 1 | 29 |
| 23 | | |
| 24 | | |
| 25 | | |

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

5 *** *** *** ***

6 A P P E A R A N C E S

7 Commissioners present:
8 Debbie Thornton, Chairman
9 Kent Wilson
10 Chad Konow
11 George Weisinger
12 Gary Sliger
13 John Mayeur

14 Staff Present:
15 Carter Munday, Administrator
16 Julie Freeman, Assistant Administrator

17 For the Franklin - Simpson County
18 Planning & Zoning Commission:
19 Robert Young Link
20 205 West Kentucky Avenue
21 P. O. Box 474
22 Franklin, KY 42135-0474

23 For the Applicant:
24 Timothy D. Mefford
25 Mefford & Phillips
26 303 North College Street
27 Franklin, KY 42134

28 *** *** *** ***

29
30
31 CHAIRMAN THORNTON: Okay. Moving right along, we're
32 now to our item one on our agenda. There is a zone
33 change request from AG, agriculture, to an I-2 which is
34 heavy industry for the five-acre parcel located on the
35 west side and immediately north of 6007 Bowling Green

1 Road. Ann Piper Carpenter owns the property, and I
2 believe Mr. Mefford is here to represent Miss Piper this
3 evening.

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

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

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

10 COMMISSIONER WILSON: It's pretty warm.

11 MR. MEFFORD: The thermostat is at 78 degrees.

12 CHAIRMAN THORNTON: It just went off.

13 MR. MEFFORD: It's still pretty warm.

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

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

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

25 And what I thought I would do at this point in

1 time is to hand you all copies of that so you can kind
2 of go along. That's going to kind of be my road map for
3 the information that I want to present to you tonight.
4 So if I could at this point I'd like to pass out a copy.

5 CHAIRMAN THORNTON: Please. I'll set Mr. Dale one.

6 MR. LINK: You can introduce one.

7 MR. MEFFORD: I'll do that when I get ready to get to
8 that point. You all are welcome to have a copy of that.

9 So there's -- Any time you've got a zone change,
10 the way I always looked at it was there's two parts to
11 this. One part is going over the legal aspects of
12 what's required to have a zone change. The second part
13 is to provide you information about the intended
14 project.

15 So we start off with, we start off with first
16 looking at your Comprehensive Plan. And it's our
17 position -- First off we're talking about a five-acre
18 tract of land. It's right there just north to the
19 fertilizer seed plant.

20 Planning on building a 20,000 square foot
21 distribution center. It will be for, it will be for
22 servicing a local factory. I'm going to call Charlie
23 Hill. He'll testify. You all can ask him questions
24 about the specific project.

25 The property right next door to it is owned by

1 Pinnacle Agricultural Distribution. That property was
2 rezoned from I-1 -- Excuse me. From A-1, A-1 to I-2 in
3 2015. So the property adjacent to it is I-2. I believe
4 -- And Carter will correct me if I'm wrong. The
5 property across the street is I-2.

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

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

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

23 And part of what the Comprehensive Plan
24 contemplates is that there would be industrial
25 development in this area.

1 Part of the reason for that is it's because 31-W
2 and CSX Railroad make a corridor, as you all know,
3 through our county. And that particular area right
4 there makes this area well suited to industrial
5 development.

6 When you look at the Comprehensive Plan itself,
7 it was initially adopted in '94. It was updated in
8 2010. There are provisions of that Comprehensive Plan
9 specifically in chapter nine that there should be the
10 development of industrial recruitment to create higher
11 paying jobs.

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

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

22 We believe that this complies with the provisions
23 of the law that allow it to be a rezoning. There is KRS
24 100.213 as well as section 10.7 of the zoning
25 regulations. And I've referenced those in our findings.

1 So we believe that this, that what we're
2 proposing to you would be consistent with the
3 Comprehensive Plan, and, therefore, it could be a zone
4 change that you could approve and should approve.

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

10 CHAIRMAN THORNTON: I have one question.

11 MR. MEFFORD: Sure.

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

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

16 MR. HILL: What was the question?

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

20 MR. HILL: Eight acres.

21 CHAIRMAN THORNTON: That parcel is eight.

22 MR. HILL: Eight acres.

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

25 MR. HILL: Yeah. Three more acres.

1 CHAIRMAN THORNTON: Okay. Three. Oh, this is five.
2 That's right. Sorry.

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

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

9 MR. MEFFORD: There's a plan attached to these
10 proposed findings. All that we're asking you to rezone
11 is five acres. It's the five acres that sits right on
12 31-W about; 420 foot of road frontage. So it's not the
13 entire tract of land that we're asking you to rezone
14 here.

15 CHAIRMAN THORNTON: Yeah. That's good.

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

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

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

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

25 EXAMINATION

1 BY MR. MEFFORD:

2 Q. Part --

3 A. Business owner here.

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

11 Would you state your name, please, sir?

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

13 Q. And what business are you in?

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

16 Q. How long have you been in that business?

17 A. Got my license in 1973.

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

20 A. Full-time since 1990.

21 Q. You live in Simpson County?

22 A. Yes, I do.

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

1 A. Yes.

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

4 A. Yes.

5 Q. And have you managed to find a buyer for this
6 five acres?

7 A. Yes.

8 Q. Would you tell us a little bit about this project
9 and what they're proposing?

10 A. This company is a logistics company, which the
11 best way to explain it so everybody will understand it
12 is -- Franklin Express is a logistics company.

13 They store raw materials and put them in trucks
14 and take them to the factory and dump them back and
15 forth on a daily basis so the plant does not have to
16 build a warehouse next to it.

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

21 Q. And you and I talked to Carter Munday a couple of
22 weeks ago. Do you recall that?

23 A. Yes, I do.

24 Q. And your, the contract that you've got is
25 contingent on there being a rezoning. Is that right?

1 A. Correct. Yes, it is.

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

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

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

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

13 Q. What's he planning on building?

14 A. He's going to build a 20,000 -- He's going to
15 start out with a 20,000 square foot building. And
16 probably that will be it to serve Fritz Winters
17 purposes. But he's going to store material for them,
18 have tractor-trailers sit there.

19 And on a daily basis go across the road and
20 change trailers and come back with an empty one and then
21 go back and forth to Fritz Winters; just basically store
22 their product.

23 Q. Okay.

24 CHAIRMAN THORNTON: An off-site storage?

25 THE WITNESS: Off-site storage, yes.

1 MR. MEFFORD: I think, folks, I think that's the basic
2 nuts and bolts of this. I'll turn it over and let you
3 all, see if you have any questions.

4 EXAMINATION

5 BY COMMISSIONER SLIGER:

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

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

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

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

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

24 CHAIRMAN THORNTON: Yes.

25 MR. MUNDAY: But the minimum is 60 as I understand it

1 by the state standard.

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

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

6 A. Yes. She owns all of that blue.

7 MR. MUNDAY: The blue represents the city limits.

8 THE WITNESS: I guess she's in the city limits then,
9 isn't she?

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

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

17 COMMISSIONER SLIGER: I understand.

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

21 COMMISSIONER SLIGER: I was just questioning whether
22 60 was enough. If you were to build a bigger facility
23 behind it, is it going to be able to handle the traffic
24 for maybe a new proposed site later on?

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

E X A M I N A T I O N

1

2 BY MR. MEFFORD:

3 Q. Have you, have you spent enough time with your
4 buying or selling or if the board wanted them to widen
5 or to move that access, do you think that's flexible?

6 A. Yes. I think everybody is flexible here, yes.
7 Nothing is in stone. This is just the way it was laid
8 out.

9 MR. MEFFORD: Okay.

E X A M I N A T I O N

10

11 BY COMMISSIONER WILSON:

12 Q. This new facility you're talking about will not
13 be using that 60 foot. They will have their entrance?

14 A. They'll be corn on that 60 feet.

15 Q. Okay. So the 60 feet is pretty much for the 18
16 acres that's back here in the back.

17 A. Yes. It's just access to the 18 acres at a later
18 date. Now, if there's ever a road or an access built in
19 there, part of the deal here is that the distribution
20 center would have the, have the ability to do away with
21 theirs and start using that access.

22 Q. Okay. Which they wouldn't want to.

23 A. I don't think it would make a bit of difference
24 to them.

25 Q. All right.

1 A. If somebody built a street back there, they could
2 come that way and come out.

3 Q. Yes.

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

7 Q. Okay.

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

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

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

13 Q. Okay.

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

16 Q. No.

17 A. But cars, cars go back there --

18 Q. Right.

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

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

23 FROM THE AUDIENCE: Can we ask questions now?

24 MR. MEFFORD: She'll get to you.

25 CHAIRMAN THORNTON: Okay. Do we have any questions

1 from our guests this evening?

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

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

4 MR. LINK: Go ahead and swear them in.

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

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

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

13 MS. SATTERLEE: I'll sit here.

14 CHAIRMAN THORNTON: Okay.

15 E X A M I N A T I O N

16 BY MS. SATTERLEE:

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

21 A. Yeah.

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

25 A. Yeah. I can't, I can't tell you whether it would

1 hurt or help, you know.

2 Q. Okay.

3 A. I don't have an answer for that. I can't tell
4 you whether it hurts your value or enhances it.

5 MS. BRYANT: I've got a question.

6 THE REPORTER: Your name, please?

7 MS. BRYANT: Rochelle Bryant.

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

11 E X A M I N A T I O N

12 BY MS. BRYANT:

13 Q. How is the traffic going in and out? Is this
14 just an 8:00 to 5:00 deal? Is it going to be going on
15 all night?

16 A. I don't have any idea.

17 Q. Okay. Because I mean --

18 A. I don't know that to be honest with you.

19 Q. Next door to a distribution center and you're
20 trying to sleep at night or a family that's living
21 there; this is a five-bedroom house. Sounds like there
22 will be more people living in this house than will be
23 employed at this place.

24 A. They don't want to leave their house before,
25 between 4:00 and 5:00 now. You go out there and get run

1 over between four and five o'clock in the morning.

2 Q. This is just our concern.

3 A. Yes.

4 Q. We own the property next door.

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

9 MS. BRYANT: Sure. Sorry.

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

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

18 THE WITNESS: I don't know.

19 MR. LINK: Who owns that house?

20 MS. BRYANT: Right now my sister.

21 MR. LINK: I thought Patsy owned it.

22 MS. BRYANT: Uh-uh.

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

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

1 to me.

2 MR. LINK: She deeded it to you?

3 MS. SATTERLEE: Yes.

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

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

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

11 EXAMINATION

12 BY MS. SATTERLEE:

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

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

18 Q. Okay.

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

20 Q. Okay.

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

23 EXAMINATION

24 BY MR. POHL:

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

1 building?

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

3 Q. That's 200 by 200, right?

4 A. It's a hundred by 200.

5 Q. A hundred by 200.

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

9 A. That's less than a half acre.

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

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

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

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

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

23 COMMISSIONER WILSON: 43 times 60, yeah.

24 COMMISSIONER KONOW: Yeah. Roughly, a little more man
25 that. If that answers anybody's question.

1 MR. MEFFORD: I want to ask Charlie a few more
2 questions, but I don't want to interrupt anybody else.

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

6 EXAMINATION

7 BY MR. MEFFORD:

8 Q. Charlie --

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

13 MR. MUNDAY: Uh-huh.

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

16 MR. MUNDAY: Yeah, 60 percent.

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

19 CHAIRMAN THORNTON: Uh-huh.

20 MR. MUNDAY: Maximum, yeah.

21 MR. HILL: Could be a big building.

22 MR. MUNDAY: Big building.

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

25 BY MR. MEFFORD:

1 Q. Charlie, are you an early morning person? You
2 get out?

3 A. Not normally.

4 Q. Not normally.

5 A. But occasionally I do get up and go to Bowling
6 Green.

7 Q. Got you. I know everybody knows this. But again
8 it's something that we're making a record here, too.
9 But in terms of the traffic flow that you see on 31-W,
10 can you describe that for us in terms of the noise and
11 the traffic and the kind of vehicles that we have going
12 up and down 31-W at all hours of the day and night now?

13 A. Well, it's gotten real busy here lately or here
14 in the last three, four years. I don't go that much,
15 but occasionally I'll get up and leave the house five or
16 six o'clock in the morning. And it's hard to get out of
17 Quail Ridge Road onto 31-W, the traffic.

18 And I understand the highway department is
19 considering three-laning that. I don't know whether
20 anybody, that's official or not. But they're talking
21 about three-laning it. They need to. It's already a
22 mess at certain times.

23 CHAIRMAN THORNTON: Could we get that back up, please?

24 MR. MUNDAY: Sure.

25 CHAIRMAN THORNTON: I have a question that you may

1 have already clarified.

2 EXAMINATION

3 BY CHAIRMAN THORNTON:

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

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

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

13 A. No.

14 Q. Where are you?

15 A. Straight up.

16 Q. This one.

17 A. Yes.

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

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

25 A. Makes sense to me.

1 MR. MUNDAY: That's what you would implement in your
2 development process.

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

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

7 Q. Yes, sir.

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

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

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

15 A. You have the right idea.

16 Q. Hopeful.

17 A. You have the right idea.

18 MR. MUNDAY: Right.

19 EXAMINATION

20 BY MR. MEFFORD:

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

23 A. Don't know a whole lot about him. I do know that
24 they're in Bowling Green and pretty -- They've got a
25 nice facility up there. I went up there and went in it

1 the other day; first time I had ever been in it. They
2 have taken an old warehouse up there and, I mean it
3 looks -- They're redone it completely.

4 Q. Always hard to be able to say what you know or
5 what you don't know about somebody that you haven't
6 spent very much time with. But do you think this is a
7 person that's going to work with the community and the
8 neighbors and so forth?

9 A. He wants to be here, or he wouldn't be down here
10 buying land, yeah.

11 Q. In terms of the development plan, to the extent
12 he can and is financially feasible, do you expect he's
13 going to be one of these people that will do what needs
14 to be done to let this project go forward?

15 A. Probably even more. He took an old warehouse up
16 there, and he made it look new. And --

17 Q. So --

18 A. He hired an interior -- Up there he hired an
19 interior designer. I mean it's modern.

20 Q. And based on what they're doing right now, a
21 warehouse, a bathroom, an office, that's all they're
22 going to have?

23 A. That's it. That's it. There's no, there won't
24 be any, any work done in this facility other than
25 stacking material and taking it out; take it in and out.

1 Q. You may not be able to answer this question. Do
2 you know anything about the traffic or the noise that's
3 generated from the fertilizer, seed plant that's there
4 now?

5 A. (Shaking head negatively).

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

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

11 MR. MEFFORD: Okay. All right. Any more questions?
12 We'll be glad to answer all we can.

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

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

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

19 MR. POHL: Charles DeWeese.

20 CHAIRMAN THORNTON: That one got cancelled for this
21 evening.

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

24 CHAIRMAN THORNTON: I think it was a last minute --
25 I'm sorry.

1 MR. POHL: No. I have no questions about this.

2 CHAIRMAN THORNTON: Thank you for gathering.

3 MR. POHL: I understand their concern.

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

6 EXAMINATION

7 BY MS. SATTERLEE:

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

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

13 Q. Okay.

14 EXAMINATION

15 BY CHAIRMAN THORNTON:

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

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

23 CHAIRMAN THORNTON: Right.

24 MR. MEFFORD: Unless there's anything else, we'll say
25 thank you and let you all deliberate and decide. I

1 don't know that it matters. This is what I would call
2 the original.

3 MR. LINK: Okay. You want to tender that?

4 MS. FREEMAN: I'd like it, please.

5 MR. MEFFORD: What I'd like to do is make this an
6 exhibit to the record.

7 (Carpenter Exhibit 1 was duly marked for identification)

8 COMMISSIONER SLIGER: I make a motion based on the
9 findings of fact and our Comprehensive Plan and the
10 growth of the area fits the area's zoning, accept their
11 I-2.

12 CHAIRMAN THORNTON: Rezone change.

13 COMMISSIONER SLIGER: (Nodding head affirmatively).

14 CHAIRMAN THORNTON: Mr. Sliger has moved that the
15 property on -- I've got to get -- I'm sorry. Mr. Sliger
16 has moved that the zone change request for AG,
17 agriculture, to heavy industry for the five-acre parcel
18 which is on the west side north of 6007 Bowling Green
19 Road owned by Ann Piper Carpenter be rezoned to
20 industry, heavy industry.

21 COMMISSIONER SLIGER: Yes, ma'am.

22 CHAIRMAN THORNTON: Do I have a second?

23 COMMISSIONER WEISINGER: I'll second.

24 MR. LINK: Also as a part of your motion was that you
25 accept these findings of fact, conclusion of law.

1 CHAIRMAN THORNTON: Findings of fact, yes, and
2 conclusions of law. Right. In concurrence with the
3 area.

4 COMMISSIONER SLIGER: Yes, ma'am.

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

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

11 (COMMISSIONERS INDICATING)

12 COMMISSIONER KONOW: (Indicating).

13 CHAIRMAN THORNTON: Do I have any opposition?

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

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

16 COMMISSIONER KONOW: Uh-huh.

17 CHAIRMAN THORNTON: It does pass. And so we pass it.
18 We will move to change the zoning there to industry,
19 heavy industry.

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

24 MS. SATTERLEE: Okay. Thank you.

25 MS. BRYANT: Thank you.

1 CHAIRMAN THORNTON: Right, gang?

2 COMMISSIONER SLIGER: Yes, ma'am.

3 CHAIRMAN THORNTON: Thank you. And I thank you all
4 for being part of this this evening and hope that it
5 works out best for all.

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1 STATE OF KENTUCKY)
) SS.
2 COUNTY OF WARREN)

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

14

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

18

19 WITNESS MY SIGNATURE, this 6th day of December, 2019.
20 My commission expires May 20, 2023.

21

22 _____
23 Notary Public, Notary ID 623641
 State at Large, Kentucky

24

25



MEMORANDUM

To: Franklin City Commission

From: Kenton Powell, City Manager

Re: 2019 Mowing, Cleaning Activities and Costs

Date: January 8, 2020

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

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

The background is a solid blue color with a fine, woven texture. Several thin, parallel diagonal lines in a slightly lighter shade of blue run from the top left towards the middle right of the page.

CODE ENFORCEMENT MOWING UPDATE

Steve Akin

Expenditures

53,466

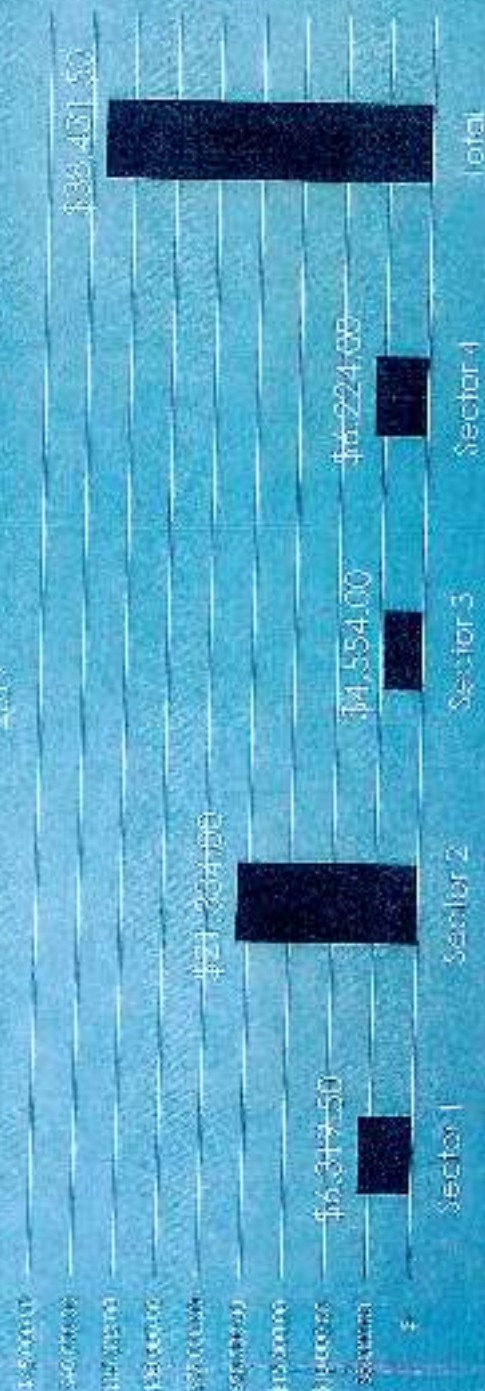
33,431

2018

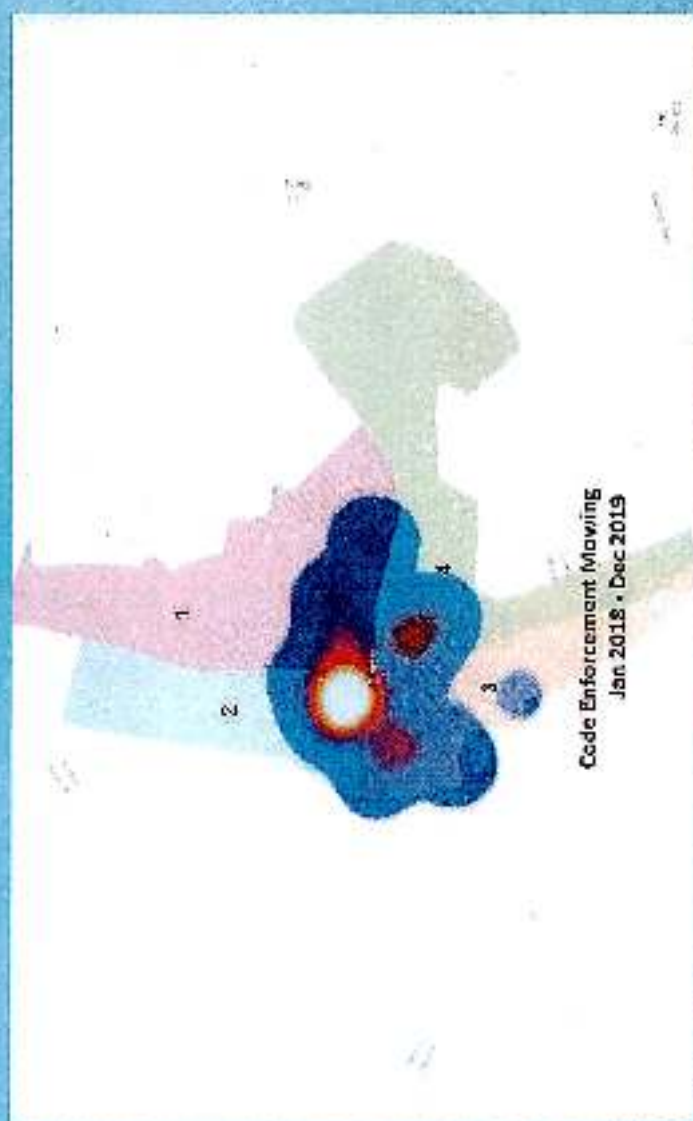
2019

TOTAL COST 2018 VS 2019

Code Mowing
Total Cost Per Sector
2019

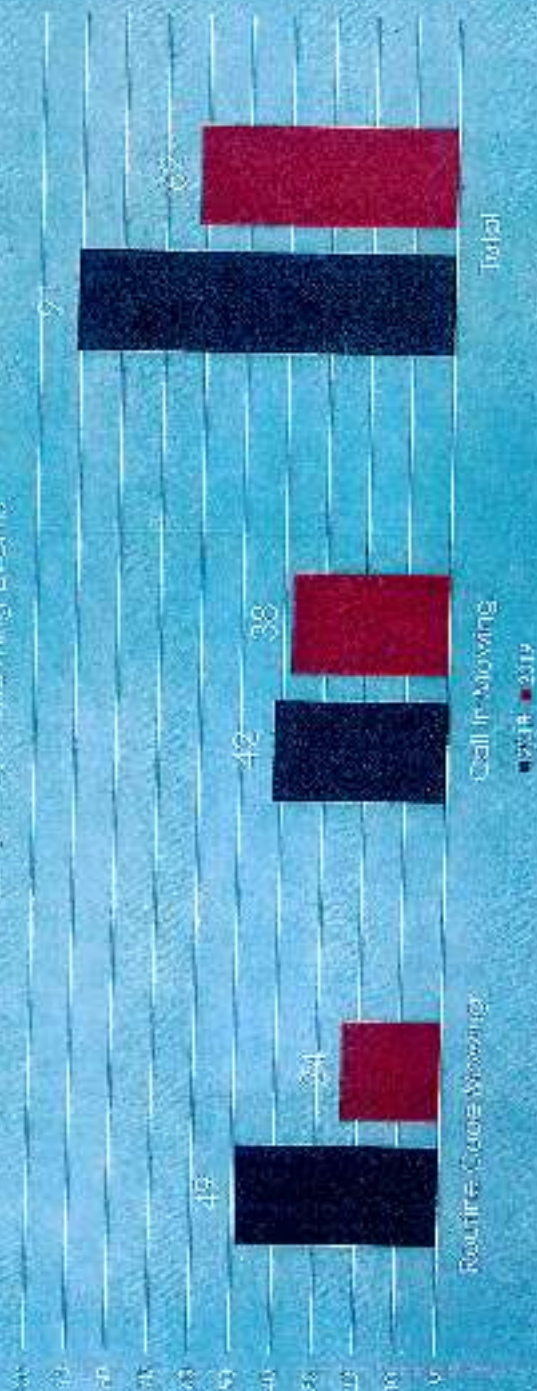


CODE MOWING COST PER SECTOR



CODE MOWING HEAT MAP IN GIS

2015 and 2019 Mowing Events



MOWING COMPARISON



MEMORANDUM

To: Franklin City Commission

From: Cathy Dillard, City Clerk

Re: 2019 Code Fines Paid and Liens Filed

Date: January 8, 2020

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

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

Code and Mowing Fines Collected

2019

| Violation | Property Address | Amount Paid |
|-----------------------------|---------------------|------------------|
| 2019 Mowing | 598 VILLAGE DR | 749.00 |
| 2018 Mowing | 926 S. MAIN ST | 151.06 |
| 2018 Code | 409 N. HIGH ST | 100.00 |
| 2019 Code | 624 Page Drive | 500.00 |
| 2018 Code Lien | 598 VILLAGE DR | 1,351.10 |
| 2017 Code Lien | 598 VILLAGE DR | 1,171.43 |
| 2018 Mowings | 605 N MAIN ST | 468.12 |
| 2019 Cleanup | 100 N MAIN ST | 1,288.00 |
| 2019 Cleanup | 100 N MAIN ST | 741.00 |
| 2019 Mowing | 414 W KENTUCKY ST | 304.00 |
| 2017 Code Fines | 712 BRIGGS AVE | 100.00 |
| 2019 Mowing | 403 W WASHINGTON ST | 205.50 |
| Various Fines/Fees | 510 GREEN S | 3,190.00 |
| 2015 Code | 515 LONGVIEW DR | 270.92 |
| 2019 Mowing | 1119 BENNINGTON PL | 152.00 |
| 2019 Cleanup | 102 CREEKSIDE DR | 363.00 |
| TOTAL COLLECTED 2019 | | 11,105.13 |

2018

| Violation | Property Address | Amount Paid |
|-----------------------------|-----------------------|-----------------|
| 2018 Mowing | 1300 Miller Pond Rd | 151.06 |
| 2018 Mowing | 1300 Miller Pond Rd | 151.06 |
| 2018 Mowing | 1300 Miller Pond Rd | 151.06 |
| 2018 Mowing | 1300 Miller Pond Rd | 151.06 |
| 2018 Cleanup | 205 Breckenridge St | 1,084.47 |
| 2018 Mowing | 402 Larue St | 151.06 |
| 2018 Mowing | 423 E Madison St | 151.06 |
| 2018 Mowing | 308 W Cedar St | 151.06 |
| 2018 Mowing | 926 S Main St | 151.06 |
| 2018 Mowing | 1119 Bennington Place | 151.06 |
| 2018 Mowing | 1119 Bennington Place | 151.06 |
| TOTAL COLLECTED 2018 | | 2,595.07 |

2019 CODE LIENS

| Property Owner Name | Property Address | Mailing Address of Property Owner | Total Lien Amount | Category |
|---------------------------|-------------------------------|--|-------------------|---------------|
| DAN KEARNS | 304 CEMETERY ST, FRANKLIN | 1509 Benson Ave; Bowling Green KY 42101 | 1,498.00 | Mowing-2019 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | 1,545.00 | Mowing-2019 |
| JANAY DOWNEY-TURNER ET AL | 309 SUNSET CIRCLE | 1909 CREASON DR APT 306A BOWLING GREEN KY 42101 | 1,349.00 | Mowing-2019 |
| ROBERT MITCHELL JR | 401 MORRIS STREET; FRANKLIN | 582 Blue Door Church Rd; Franklin KY 42134 | 1,498.00 | Mowing-2019 |
| AUBREY BRUCE OWENS, JR ET | 403 Cherry St, Franklin | 403 Cherry St; Franklin, KY 42134 | 989.00 | Mowing-2019 |
| JOE FINN | 408 JEFFERSON ST; FRANKLIN | 737 Sheridan Ave; Roselle NJ 07203 | 7,714.54 | Demo - 2019 |
| JOE FINN | 408 JEFFERSON ST; FRANKLIN | 737 Sheridan Ave; Roselle NJ 07203 | 1,211.98 | Mowing-2019 |
| ELIZABETH BURRIS GRIFFIN | 408 W WASHINGTON ST; FRANKLIN | 1006 Cecil Ave; Louisville KY 40211 | 1,498.00 | Mowing-2019 |
| GEORGE KITCHENS ESTATE | 424 HENDRICKS ST; FRANKLIN | 646B Forest Circle Dr; Franklin KY 42134 | 535.00 | Mowing-2019 |
| DOROTHY HOLDER ET AL | 500 BELL STREET FRANKLIN | c/o Miles Stanley 502 E Madison St Franklin KY 42134 | 1,391.00 | Mowing-2019 |
| ROBERT L. BRIGGS | 604 TODD STREET; FRANKLIN | 3414 N Rural St; Indianapolis IN 46218 | 1,498.00 | Mowing-2019 |
| WAYNE HUDSON | 612 Lemon St, Franklin | 612 Lemon St; Franklin KY 42134 | 1,498.00 | Mowing-2019 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | 1,498.00 | Mowing-2019 |
| DENISE H. SIMPSON et al | 618 JACKSON STREET, FRANKLIN | 618 Jackson Street; Franklin KY 42134 | 1,498.00 | Mowing-2019 |
| MARY GILBERT | 916 W MADISON ST, FRANKLIN | P. O. Box 702; Franklin, KY 42135-0702 | 1,498.00 | Mowing-2019 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | 1,322.49 | Mowing-2017 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | 8,724.33 | Demo-2019 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | 1,391.00 | Mowing -2019 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | 1,725.22 | Mowing-2018 |
| MASON O. HOLCOMB | 609 MAYES LANE, FRANKLIN | 805 East Cedar Street | 2,441.28 | Demo - 2019 |
| BARBARA S. LOCKHART | 400 PELHAM ST, FRANKLIN | 9814 Boxford Way, Louisville KY 40242 | 11,211.62 | Demo - 2019 |
| SUE ANN BLAND | 507 JEFFERSON ST, FRANKLIN | 523 W. Kentucky Ave, Franklin | 8,564.95 | Demo - 2019 |
| GLADY BRADLEY ET AL | 402 W WASHINGTON ST | 1303 S. Spaulding, Chicago, IL 60623 | 1,816.50 | Mowing - 2019 |

TOTAL TO DATE 63,916.91

FINAL ORDERS

Updated: December 31, 2019

| NAME OF PERSON CHARGED WITH THE VIOLATION | PHYSICAL ADDRESS OF VIOLATION | OWNER MAILING ADDRESS | FULL FINAL ORDER | STATUS OF FINAL ORDER | AMOUNT OF LIEN |
|---|-------------------------------|--|------------------|-----------------------|----------------|
| BRANDY LAW | 1220 DEREK DRIVE; FRANKLIN | 1220 DEREK DRIVE; FRANKLIN KY 42134 | Lien Filed | LP Bk 48, Page 712 | 1,180.25 |
| BRANDY LAW | 1220 DEREK DRIVE; FRANKLIN | 1355 SALEM ROAD; FRANKLIN KY 42134 | Lien Filed | LP Bk 49, Page 530 | 1,171.43 |
| BRANDY LAW | 1220 DEREK DRIVE; FRANKLIN | 1985 SALEM ROAD; FRANKLIN KY 42134 | Lien Filed | LP Bk 51, PAGE 430 | 1,622.66 |
| A&S TOOL & BAGE INC | 201 FILTER PLANT RD, FRANKLIN | 925 S College St, Apt 486; Franklin KY 42134 | Lien Filed | LP Bk 49, Page 524 | 1,171.49 |
| A&S TOOL & BAGE INC | 201 FILTER PLANT RD, FRANKLIN | 925 S College St, Apt 486; Franklin KY 42134 | Lien Tied | LP Bk 51, Page 406 | 1,645.47 |
| NATHANIEL KRAMER | 305 BRECKENRIDGE ST, FRANKLIN | 9729 Middleton Road, Franklin KY 42134 | Lien Filed | LP Bk 49, PAGE 771 | 1,084.77 |
| LOYD WAYNE POOLE | 106 FAIRVIEW AVE, FRANKLIN | P. O. BOX 889; FRANKLIN KY 42135 | Lien Filed | LP Bk 49, Page 512 | 994.69 |
| LULA M. BUNCH - L.A. | 211 Cherry St, Franklin | c/o Wanda Phelps, 566 Carver Road; Morgantown KY 42251 | Lien Filed | LP Bk 50, Page 189 | 317.43 |
| HARRY WOLFAZ | 210 S COLLEGE ST, FRANKLIN | 401 E Cedar St; Franklin, KY 42134 | Lien Filed | LP Bk 49, PAGE 762 | 3,190.00 |
| DAN KEARNS | 304 CEMETERY ST, FRANKLIN | 1509 Benson Ave; Bowling Green KY 42101 | Lien Filed | LP Bk 49, Page 521 | 1,057.42 |
| DAN KEARNS | 304 CEMETERY ST, FRANKLIN | 1509 Benson Ave; Bowling Green KY 42101 | Lien Filed | LP Bk 51, Page 403 | 1,423.60 |
| DAN KEARNS | 304 CEMETERY ST, FRANKLIN | 1509 Benson Ave; Bowling Green KY 42101 | Lien Filed | LP Bk 53, PAGE 324 | 1,458.00 |
| LONA HAN WATKINS | 304 WITT ROAD, FRANKLIN | 304 WITT ROAD, FRANKLIN KY 42134 | Lien Filed | LP Bk 52, Page 80 | 8,823.00 |
| ROXANNE MARIE WALKER | 308 FAIRVIEW AVE; FRANKLIN | P. O. BOX 672; Franklin, KY 42135-0672 | Lien Tied | LP Bk 49, Page 53 | 6,340.00 |
| ROXANNE MARIE WALKER | 308 FAIRVIEW AVE; FRANKLIN | P. O. BOX 672; Franklin, KY 42135-0672 | Lien Filed | LP Bk 50, Page 488 | 4,753.94 |
| ROXANNE MARIE WALKER | 308 FAIRVIEW AVE; FRANKLIN | P. O. BOX 672; Franklin, KY 42135-0672 | Lien Filed | LP Bk 51, Page 421 | 1,153.48 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | Lien Filed | LP Bk 48, Page 715 | 1,292.04 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | Lien Filed | LP Bk 49, Page 216 | 10,450.30 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | Lien Filed | LP Bk 49, Page 453 | 1,243.05 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | Lien Filed | LP Bk 51, Page 418 | 1,441.10 |
| ALICE K. JAMES PENSON | 306 JOHN J JOHNSON AVE | 1101 Harlem Ave Apt 202; Forest Park, IL 60130-2362 | Lien Filed | LP Bk 53, Page 318 | 1,545.00 |
| LARRY & DEBORAH CARVER | 307 FAIRVIEW AVE, FRANKLIN | 217 Fairview Ave; Franklin KY 42134 | Lien Tied | LP Bk 49, Page 66 | 8,190.00 |
| JARAY DOWNEY-TURNER ET AL | 309 SUNSET CIRCLE | 1909 CREASON DR APT 305A BOWLING GREEN KY 42101 | Lien Filed | LP Bk 49, Page 307 | 687.84 |
| JARAY DOWNEY-TURNER ET AL | 309 SUNSET CIRCLE | 1909 CREASON DR APT 305A BOWLING GREEN KY 42101 | Lien Tied | LP Bk 49, Page 336 | 604.74 |
| JARAY DOWNEY-TURNER ET AL | 309 SUNSET CIRCLE | 1909 CREASON DR APT 305A BOWLING GREEN KY 42101 | Lien Filed | LP Bk 51, Page 415 | 1,441.10 |
| JARAY DOWNEY-TURNER ET AL | 309 SUNSET CIRCLE | 1909 CREASON DR APT 305A BOWLING GREEN KY 42101 | Lien Filed | LP Bk 53 PG 342 | 1,349.00 |
| SHERI WOODWARD | 310 Sunset Circle, Franklin | P. O. Box 1339; Bowling Green KY 42102 | Lien Filed | LP Bk 50, Page 195 | 825.23 |
| CIRCLE 3 LLC | 313 RUSSELL ST, FRANKLIN | 4655 Augusta Hwy Gilbert SC 29054 | Lien Filed | LP Bk 49, Page 219 | 10,430.12 |
| CIRCLE 3 LLC | 313 RUSSELL ST, FRANKLIN | 4655 Augusta Hwy Gilbert SC 29054 | Lien Filed | LP Bk 51, Page 412 | 1,381.60 |
| BARBARA S. LUCKHART | 400 PELHAM ST, FRANKLIN | 9824 Boxford Way, Louisville KY 40242 | Lien Filed | (Pending) | 11,211.62 |
| ROBERT MITCHELL JR | 401 MORRIS STREET; FRANKLIN | 582 Blue Door Church Rd; Franklin KY 42134 | Lien Tied | LP Bk 48, Page 718 | 1,417.44 |
| ROBERT MITCHELL JR | 401 MORRIS STREET; FRANKLIN | 582 Blue Door Church Rd; Franklin KY 42134 | Lien Tied | LP Bk 49, Page 490 | 1,177.98 |
| ROBERT MITCHELL JR | 401 MORRIS STREET; FRANKLIN | 582 Blue Door Church Rd; Franklin KY 42134 | Lien Filed | LP Bk 51, Page 400 | 1,063.42 |
| ROBERT MITCHELL JR | 401 MORRIS STREET; FRANKLIN | 582 Blue Door Church Rd; Franklin KY 42134 | Lien Filed | LP Bk 53, PG 337 | 1,428.00 |
| VARJORIE LOWHORN | 401 FAIR ROAD ST FRANKLIN | c/o Sandra Hansen 513 Clearview St Franklin KY 42134 | Lien Tied | LP Bk 49, Page 225 | 14,040.00 |

| | | | | | |
|------------------------------|---------------------------------|---|------------|--------------------|----------|
| MARION FLOWHART | 401 S RAILROAD ST FRANKLIN | c/o Sandra Hanson 515 Clear View St Franklin KY 42134 | Lien Filed | LP Bk 50, Page 494 | 9,071.55 |
| GLADY BRADLEY ET AL | 402 W WASHINGTON ST | 1509 S. Spaulding, Chicago, IL 60625 | Lien Filed | (Pending) | 1,816.50 |
| AUBREY BRUCE OWENS, JR ET AL | 403 Cherry St, Franklin | 403 Cherry St, Franklin, KY 42134 | Lien Filed | LP Bk 50, Page 198 | 1,647.98 |
| AUBREY BRUCE OWENS, JR ET AL | 403 Cherry St, Franklin | 403 Cherry St, Franklin, KY 42134 | Lien Filed | LP Bk 50, Page 360 | 4,143.88 |
| AUBREY BRUCE OWENS, JR ET AL | 403 Cherry St, Franklin | 403 Cherry St, Franklin, KY 42134 | Lien Filed | LP Bk 50, Page 400 | 636.52 |
| AUBREY BRUCE OWENS, JR ET AL | 403 Cherry St, Franklin | 403 Cherry St, Franklin, KY 42134 | Lien Filed | LP Bk 50, PG 348 | 580.00 |
| JOE FINN | 408 JEFFERSON ST, FRANKLIN | 737 Sheridan Ave, Roselle NJ 07203 | Lien Filed | LP Bk 52, Page 106 | 7,714.54 |
| JOE FINN | 408 JEFFERSON ST, FRANKLIN | 737 Sheridan Ave, Roselle NJ 07203 | Lien Filed | LP Bk 52, Page 109 | 1,211.58 |
| ELIZABETH BARRIS GRIFFIN | 408 W WASHINGTON ST, FRANKLIN | 1006 Cecil Ave, Louisville KY 40211 | Lien Filed | LP Bk 48, Page 727 | 852.97 |
| ELIZABETH BARRIS GRIFFIN | 408 W WASHINGTON ST, FRANKLIN | 1006 Cecil Ave, Louisville KY 40211 | Lien Filed | LP Bk 49, Page 496 | 1,329.04 |
| ELIZABETH BARRIS GRIFFIN | 408 W WASHINGTON ST, FRANKLIN | 1006 Cecil Ave, Louisville KY 40211 | Lien Filed | LP Bk 51, Page 324 | 1,441.10 |
| ELIZABETH BARRIS GRIFFIN | 408 W WASHINGTON ST, FRANKLIN | 1006 Cecil Ave, Louisville KY 40211 | Lien Filed | LP Bk 53, PG 346 | 1,498.00 |
| ELIJAH OR HEATHER ALLEN | 411 EAST MADISON ST, FRANKLIN | 2631 Thomas Valley Close Court, Bowling Green, KY 42101 | Lien Filed | LP Bk 48, Page 771 | 6,340.00 |
| ELIJAH OR HEATHER ALLEN | 411 EAST MADISON ST, FRANKLIN | 2631 Thomas Valley Close Court, Bowling Green, KY 42101 | Lien Filed | LP Bk 51, Page 1 | 7,048.23 |
| CHARSTY R FORD ET AL | 412 SOUTH RAILROAD ST, Franklin | 412 South Railroad St Franklin KY 42134 | Lien Filed | LP Bk 50, Page 183 | 524.05 |
| GEORGE KITCHENS ESTATE | 424 HENDRICKS ST, FRANKLIN | 645B Forest Circle Dr, Franklin KY 42134 | Lien Filed | LP Bk 48, Page 724 | 831.29 |
| GEORGE KITCHENS ESTATE | 424 HENDRICKS ST, FRANKLIN | 645B Forest Circle Dr, Franklin KY 42134 | Lien Filed | LP Bk 49, Page 498 | 1,480.10 |
| GEORGE KITCHENS ESTATE | 424 HENDRICKS ST, FRANKLIN | 645B Forest Circle Dr, Franklin KY 42134 | Lien Filed | LP Bk 51, Page 397 | 1,622.55 |
| GEORGE KITCHENS ESTATE | 424 HENDRICKS ST, FRANKLIN | 645B Forest Circle Dr, Franklin KY 42134 | Lien Filed | LP Bk 53, PG 334 | 585.00 |
| DOROTHY HOLDER ET AL | 500 BELL STREET FRANKLIN | c/o Miles Stanley 502 E Madison St Franklin KY 42134 | Lien Filed | LP Bk 48, Page 228 | 3,913.50 |
| DOROTHY HOLDER ET AL | 500 BELL STREET FRANKLIN | c/o Miles Stanley 502 E Madison St Franklin KY 42134 | Lien Filed | LP Bk 49, Page 533 | 1,616.41 |
| DOROTHY HOLDER ET AL | 500 BELL STREET FRANKLIN | c/o Miles Stanley 502 E Madison St Franklin KY 42134 | Lien Filed | LP Bk 53, Page 391 | 1,694.72 |
| DOROTHY HOLDER ET AL | 500 BELL STREET FRANKLIN | c/o Miles Stanley 502 E Madison St Franklin KY 42134 | Lien Filed | LP Bk 48, PG 348 | 1,391.00 |
| SUE ANN BLAND | 507 JEFFERSON ST, FRANKLIN | 523 W. Kentucky Ave, Franklin | Lien Filed | (Pending) | 8,584.93 |
| MICHAEL B. MCGLIRE | 510 GREEN STREET, FRANKLIN | 2218 West Harper Road, Portland TN 37148 | Lien Filed | LP Bk 49, Page 213 | 3,193.00 |
| MICHAEL B. MCGLIRE | 510 GREEN STREET, FRANKLIN | 2218 WEST HARPER RD, PORTLAND TN | Lien Filed | LP Bk 49, Page 515 | 755.30 |
| MICHAEL B. MCGLIRE | 510 GREEN STREET, FRANKLIN | 2218 WEST HARPER RD, PORTLAND TN | Lien Filed | LP Bk 50, Page 421 | 1,752.95 |
| MICHAEL B. MCGLIRE | 510 GREEN STREET, FRANKLIN | 2218 WEST HARPER RD, PORTLAND TN | Lien Filed | LP Bk 51, Page 388 | 1,032.42 |
| DALE MORAN & NIDA MORAN | 511 BRECKENRIDGE ST FRANKLIN | 704 North Street, Franklin KY 42134 | Lien Filed | LP Bk 49, Page 222 | 5,950.30 |
| DALE MORAN & NIDA MORAN | 511 BRECKENRIDGE ST FRANKLIN | 704 North Street, Franklin KY 42134 | Lien Filed | LP Bk 49, Page 530 | 1,289.29 |
| SHERIDAN TUCK | 511 RYAN ST, FRANKLIN | 510 Felham Street, Franklin KY 42134 | Lien Filed | LP Bk 52, Page 268 | 1,359.05 |
| ROBERT L BRIGGS | 604 TODD STREET, FRANKLIN | 3414 N Rural St, Indianapolis IN 46218 | Lien Filed | LP Bk 48, Page 721 | 1,752.04 |
| ROBERT L BRIGGS | 604 TODD STREET, FRANKLIN | 3414 N Rural St, Indianapolis IN 46218 | Lien Filed | LP Bk 49, Page 502 | 1,510.60 |
| ROBERT L BRIGGS | 604 TODD STREET, FRANKLIN | 3414 N Rural St, Indianapolis IN 46218 | Lien Filed | LP Bk 51, Page 430 | 1,654.16 |
| ROBERT L BRIGGS | 604 TODD STREET, FRANKLIN | 3414 N Rural St, Indianapolis IN 46218 | Lien Filed | LP Bk 53, PG 321 | 1,458.00 |
| JAY ARBLON INC | 605 N MAIN ST, FRANKLIN | 9220 Hwy 941 N, Puyser TN 37254-2625 | Lien Filed | LP Bk 48, Page 405 | 4,836.52 |
| ORAKELYN ROBEY | 608 JACKSON STREET, FRANKLIN | c/o Mary E. Robey, 508 Jackson St, Franklin KY 42134 | Lien Filed | LP Bk 53, Page 157 | 8,925.77 |
| MASON C. HOLCOMB | 609 MAYES LANE, FRANKLIN | 805 East Cedar Street | Lien Filed | (Pending) | 2,441.28 |
| WAYNE HUDSON | 612 Lemon St, Franklin | 612 Lemon St, Franklin KY 42134 | Lien Filed | LP Bk 50, Page 186 | 407.93 |
| WAYNE HUDSON | 612 Lemon St, Franklin | 612 Lemon St, Franklin KY 42134 | Lien Filed | LP Bk 51, Page 430 | 1,471.60 |
| WAYNE HUDSON | 612 Lemon St, Franklin | 612 Lemon St, Franklin KY 42134 | Lien Filed | LP Bk 53, PG 355 | 1,498.00 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP Bk 48, Page 730 | 614.67 |

| | | | | | |
|-------------------------|---------------------------------|---|------------|--------------------|-----------|
| FRANK SMITH | 517 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP BK 43, Page 210 | 5,120.00 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP BK 49, Page 504 | 1,473.55 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP BK 50, Page 363 | 3,294.95 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP BK 51, Page 427 | 1,547.16 |
| FRANK SMITH | 617 JACKSON STREET, FRANKLIN | 3515 W 73rd Court, Apt 3, Merrillville IN 46410 | Lien Filed | LP BK 53 PG 352 | 1,458.00 |
| DENISE H. SIMPSON et al | 618 JACKSON STREET, FRANKLIN | 618 Jackson Street; Franklin KY 42134 | Lien Filed | LP BK 48, Page 708 | 1,100.20 |
| DENISE H. SIMPSON et al | 618 JACKSON STREET, FRANKLIN | 618 Jackson Street; Franklin KY 42134 | Lien Filed | LP BK 49, Page 808 | 1,473.55 |
| DENISE H. SIMPSON et al | 618 JACKSON STREET, FRANKLIN | 618 Jackson Street; Franklin KY 42134 | Lien Filed | LP BK 51, Page 462 | 1,547.16 |
| DENISE H. SIMPSON et al | 618 JACKSON STREET, FRANKLIN | 618 Jackson Street; Franklin KY 42134 | Lien Filed | LP BK 53, PG 327 | 1,498.00 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 375; Oak Grove, KY 42262 | Lien Filed | (Pending) | 1,322.79 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 375; Oak Grove, KY 42262 | Lien Filed | (Pending) | 8,724.35 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | Lien Filed | (Pending) | 1,391.00 |
| MARCUS BRIGGS ET AL | 822 W MADISON ST, FRANKLIN | P. O. Box 376; Oak Grove, KY 42262 | Lien Filed | (Pending) | 5,725.22 |
| MARY GILBERT | 316 W MADISON ST, FRANKLIN | P.O. Box 702; Franklin, KY 42135 | Lien Filed | LP BK 49, PAGE 758 | 1,473.75 |
| MARY GILBERT | 316 W MADISON ST, FRANKLIN | P. O. Box 702; Franklin, KY 42135-0702 | Lien Filed | LP BK 51, Page 424 | 1,471.50 |
| MARY GILBERT | 316 W MADISON ST, FRANKLIN | P. O. Box 702; Franklin, KY 42135-0702 | Lien Filed | LP BK 53, PAGE 321 | 1,498.00 |
| MICHAEL D. HARGIS | CHRYSTERY ST, FRANKLIN | 410 McGoodwin Ave; Franklin, KY 42134 | Lien Filed | LP BK 49, PAGE 777 | 2,275.32 |
| THERESA GUMMI, ET AL | ROOSEVELT ST (OLD COUNTRY BARN) | 532-1 Hilton Way; Bowling Green KY 42101 | Lien Filed | LP BK 49, Page 72 | 3,190.50 |
| THERESA GUMMI, ET AL | ROOSEVELT ST (OLD COUNTRY BARN) | 532-1 Hilton Way; Bowling Green KY 42101 | Lien Filed | LP BK 50, Page 366 | 11,751.20 |

Total to Date 265,420.64



MEMO

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

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

1. Generate list of properties for Code Enforcement (CE) officer to check. This list consists of properties that were on last year's AUP list, properties with vacant utility accounts, properties that owe 3 years or more in property taxes, and properties the CE officer adds throughout the year.
2. The CE officer receives an AUP checklist (see attached) for each of the properties that meet at least one of the four criteria and physically checks each property.
3. From the completed AUP checklists submitted by the CE officer, the Abandon Urban Property list is then produced.
4. Letters to property owners are mailed out to notify them that their property qualifies as Abandon Urban Property. The notice lets the property owner know that they have the ability to appeal the classification of their property. To appeal the classification of the property, the owner must submit a written appeal to the City Clerk no later than June 1st. The CE officer will review the appeal and, if necessary, the request will be scheduled for a hearing before the Code Enforcement Board of Appeals to determine if the property has been incorrectly classified.
5. Once every appeal is settled the remaining properties on the list will be assessed an Abandon Urban Property charge when the 2020 property taxes are generated.

Abandoned Urban Property Checklist

Property address: _____ Date: _____

PTID# _____
(Property Tax Identification Number)

| Criteria | Check if Applicable | Comments | Initials |
|--|------------------------|----------|----------|
| Any vacant structure or vacant or unimproved lot or parcel of ground within the city limits vacant for a period of at least one (1) year | _____ | _____ | _____ |
| AND ONE OF THE FOLLOWING: | | | |
| Dilapidated, unsanitary, unsafe, vermin infested or otherwise dangerous to the safety of persons, is unfit for its intended use | _____ | _____ | _____ |
| Has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin | _____ | _____ | _____ |
| Has been delinquent for a tax period of at least three (3) years | _____ | _____ | _____ |
| Located within a development area established under KRS 65.7049, KRS 65.7051 and KRS 65.7053 | _____ | _____ | _____ |

Code Enforcement Officer Signature

City Manager Signature

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



To: Mayor Larry Dixon and Commissioners

From: City Manager, Kenton Powell

Date: January 13th, 2020

Re: 2020 Proposed Commission Meeting Dates

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

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

| | |
|--|--|
| January 13 th and 27 th | 12:00 noon – Regular Commission Meeting |
| February 10 th and 24 th | 12:00 noon – Regular Commission Meeting |
| March 3 rd | 12:00 noon – Joint City/County Meeting (at City Hall) |
| March 16 th and 30 th | 12:00 noon – Regular Commission Meeting |
| April 6 th and 20 th | 12:00 noon – Regular Commission Meeting |
| May 11 th | 9:00 a.m. – 11:00 a.m. – Special Called Budget Work Session |
| May 11 th | 12:00 noon – Regular Commission Meeting |
| May 25 th | MEMORIAL DAY HOLIDAY – Cancel Regular Meeting |
| June 1 st | 9:00 a.m. – 11:00 a.m. – Special Called Budget Work Session |
| June 15 th and 29 th | 12:00 noon – Regular Commission Meeting |
| July 6 th and 20 th | 12:00 noon – Regular Commission Meeting |
| August 10 th and 24 th | 12:00 noon – Regular Commission Meeting |
| September 7 th | LABOR DAY HOLIDAY – Cancel Regular Meeting |
| September 15 th | 12:00 noon – Joint City/County Meeting (at Fiscal Court) |
| September 21 st | 12:00 noon – Regular Commission Meeting |
| October 12 th and 26 th | 12:00 noon – Regular Commission Meeting |
| November 11 th | VETERANS DAY HOLIDAY – Cancel Meeting |
| November 9 th and 23 rd | 12:00 noon – Regular Commission Meeting |
| December 7 th | 12:00 noon – Regular Commission Meeting |
| December 21 st | Christmas week – Cancel Meeting |

January

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

February

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |

March

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

April

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

May

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

June

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

July

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

August

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

September

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

October

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

November

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

December

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | 1 | 2 |

| | |
|--|---------------------------|
| | Regular Meeting Dates |
| | Code Board Meetings |
| | Joint City/County Meeting |
| | Budget Worksessions |

UTILITIES



MEMO

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

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

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

| | |
|------------------|-------------|
| Hunt Ford | \$31,024.00 |
| Paul Miller Ford | \$32,247.00 |

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-350 Reg Cab 4x4 to Hunt Ford and authorize the Mayor to sign any and all documentation related to this service.



Vehicle Bid For City of Franklin

Bid #2020-04 Ford F-350 Reg Cab 4X4

Prepared By:

Jimmy Falls

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

Office: 270-586-8281

Cell: 270-792-8707

Fax: 270-586-8813

Email: jimmy@huntauto.com



1952 Ford Chrysler
"Truckload Begins Here"

Date: 12/16/11

Salesperson: Jimmy Dills

1952 FORD CHRYSLER
 525 Gavin Lane
 FRANKLIN, KY 40501
 270-586-3281
 Fax 270-586-8513
 jimmy@fordauto.com

To: City of Franklin

| Jimmy Dills | | Due on receipt | |
|----------------------|---|----------------|-------------|
| Qty | Description | Price | Amount |
| 1 | 2010 Ford F 350 Reg Tax 1.7% Tax Bed | \$42,205.00 | \$11,180.00 |
| | | | \$31,024.00 |
| TAX, TITLE, AND LIC. | | | |
| Total | | | \$31,024.00 |

Quotation prepared by: Jimmy Dills

This is a quotation on the goods shown, subject to the conditions noted below. (Please note any conditions pertaining to these products, any additional items of the equipment, you may want to be shown/illustrated and list at the bottom of the quotation.)

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

Thank you for your business!

CNGP530

VEHICLE ORDER CONFIRMATION

12/16/19 12:33:35

Dealer: F23093

Page: 1 of 2

Price Level: 025

=>

2020 F-SERIES SD

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

| | | RETAIL | DLR INV | |
|------|------------------|---------|------------|---|
| F3H | F350 4X4 CHAS/C | \$39460 | \$37487.00 | 14000# GVWR PKG |
| | 169" WHEELBASE | | | 425 50 STATE EMISS |
| Z1 | OXFORD WHITE | | | JOB #1 BUILD |
| A | VNYL 40/20/40 | | | 525 CRUISE CONTROL |
| S | MEDIUM EARTH GR | | | 65Z AFT AXLE TANK |
| 640A | PREF EQUIP PKG | | | 794 PRICE CONCESSN |
| | .XL TRIM | | | REMARKS TRAILER |
| 572 | .AIR CONDITIONER | NC | NC | |
| | .AMFM/MP3/CLK | | | TOTAL BASE AND OPTIONS |
| 996 | 6.2L EFI V8 ENG | NC | NC | 42205 37228.52 |
| 44G | 10-SPD AUTOMATC | NC | NC | TOTAL 42205 37228.52 |
| TD8 | .LT245 BSW AS 17 | NC | NC | *THIS IS NOT AN INVOICE* |
| X37 | 3.73 REG AXLE | NC | NC | *TOTAL PRICE EXCLUDES COMP PRICE ALLOW* |
| 90L | PWR EQUIP GROUP | 915 | 832.00 | * MORE ORDER INFO NEXT PAGE * |
| | TELE TT MIR-PWR | | | F8=Next |

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

F9=View Trailers

QC05647

S006 - MORE DATA IS AVAILABLE.

CNGP530

VEHICLE ORDER CONFIRMATION

12/16/19 12:38:23

==>

Dealer: F23093

2020 F-SERIES SD

Page: 2 of 2

Order No: J000 Priority: B2 Ord FIN: QK711 Order Type: 5B Price Level: 025

Ord PEP: 640A Cust/Flt Name: CITY OF FRANK PO Number:

| | RETAIL | DLR INV | RETAIL | DLR INV |
|---------------------|--------|-------------|--------|---------|
| SP DLR ACCT ADJ | | \$(1810.00) | | |
| SP FLT ACCT CR | | (1116.00) | | |
| FUEL CHARGE | | 19.52 | | |
| B4A NET INV FLT OPT | NC | 7.00 | | |
| PRICED DORA | NC | NC | | |
| DEST AND DELIV | 1595 | 1595.00 | | |

TOTAL BASE AND OPTIONS 42205 37228.52

TOTAL 42205 37228.52

THIS IS NOT AN INVOICE

TOTAL PRICE EXCLUDES COMP PRICE ALLOW

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

F9=View Trailers

S099 - PRESS F4 TO SUBMIT

QC05647

BID FORM #2020-04

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

FROM: Hunt Ford Inc Phone: 270-586-3281
625 Garvin Lane Fax: 270-586-8813
Franklin, Ky 42134 E-mail: jimmy@hunteub.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. _____

Company or Individual Name Hunt Ford Inc.

Doing Business As (DBA) _____

Street Address 625 Garvin Lane P.O. Box 371 Zip 42135

City, State, Zip Code Franklin, Ky 42134

Official Name (printed) Jimmy Falls

Official Signature Jimmy Falls Date 12-16-19

RESPONSIBILITY OF BIDDER FORM

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

NAME Hunt Ford Inc. Phone # (270) 586-3281

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.

| | | | |
|---------------------------------|--------------------------|----------------------|---------------------|
| <u>Franklin EPB</u> | <u>309 N. High St</u> | <u>Wayne Goodrum</u> | <u>270-586-4441</u> |
| Name of Firm | Address | Contact Person | Phone # |
| <u>WRECC</u> | <u>951 Fairview Ave</u> | <u>Gary Perkins</u> | <u>270-842-6541</u> |
| Name of Firm | Address | Contact Person | Phone # |
| <u>Simpson Co. Board of Ed.</u> | <u>430 S. College St</u> | <u>Amelia Spars</u> | <u>270-586-8877</u> |
| Name of Firm | Address | Contact Person | Phone # |

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

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

Signed Jimmy Fells Date 12-16-19
State of Kentucky
County of Simpson

Sworn to and subscribed before me, a Notary Public, this 16 day of 12, 2019
My Commission expires 3/27/22

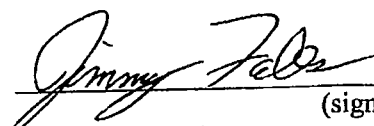
[Signature]
Notary Public

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: 
(signature)

NAME: Jimmy Falls
(type or print)

TITLE: Fleet Manager

DATE: 12-16-19

ORDINANCES

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 2019-2020 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 |
| | <u>-</u> | <u>247,500</u> | <u>5,292,000</u> | <u>722,000</u> | <u>-</u> | <u>77,000</u> | <u>7,400</u> |
| Tax Revenue | 1,163,989 | - | - | - | - | - | - |
| | <u>1,067,396</u> | | | | | | |
| Licenses & Fees | 5,437,511 | - | - | 244,000 | - | - | - |
| | <u>5,436,100</u> | | | <u>244,000</u> | | | |
| Intergovernmental Revenue | 419,062 | - | - | - | 457,849 | - | - |
| | <u>419,062</u> | | | | <u>338,367</u> | | |
| Fines & Forfeits | 68,602 | - | 208,750 | 26,000 | - | - | - |
| | <u>57,000</u> | | <u>208,750</u> | <u>26,000</u> | | | |
| Intragovernmental Revenues | 592,998 | 100,000 | - | - | - | 186,000 | - |
| | <u>592,998</u> | <u>100,000</u> | | | | <u>186,000</u> | |
| Miscellaneous Revenue | 274,413 | 16,904 | 189,273 | 9,630 | 1,686 | 1,722 | 11,823 |
| | <u>239,698</u> | <u>15,402</u> | <u>221,723</u> | <u>7,500</u> | <u>2,100</u> | <u>607</u> | <u>12,647</u> |
| Non-Operating Revenue | - | - | - | - | - | - | - |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| TOTAL REVENUES | 7,956,574 | 364,404 | 5,690,023 | 1,001,630 | 459,535 | 264,722 | 19,223 |
| | <u>7,812,253</u> | <u>362,902</u> | <u>5,722,473</u> | <u>999,500</u> | <u>340,467</u> | <u>263,607</u> | <u>20,047</u> |
| Appropriations: | | | | | | | |
| General Government | 1,491,035 | - | - | - | - | - | - |
| | <u>1,457,183</u> | | | | | | |
| Police | 2,358,631 | - | - | - | - | - | - |
| | <u>2,356,719</u> | | | | | | |
| Fire | 279,553 | - | - | - | - | - | - |
| | <u>279,553</u> | | | | | | |
| Public Services | 808,852 | - | - | - | - | - | - |
| | <u>805,888</u> | | | | | | |
| Community Services | 630,004 | - | - | - | - | - | - |
| | <u>611,121</u> | | | | | | |
| Economic Development | 739,000 | - | - | - | - | - | - |
| | <u>739,000</u> | | | | | | |
| Stormwater | - | 213,825 | - | - | - | - | - |
| | | <u>213,804</u> | | | | | |
| Municipal Utilities | - | - | 3,507,065 | - | - | - | - |
| | | | <u>3,540,156</u> | | | | |
| Sanitation | - | - | - | 725,000 | - | - | - |
| | | | | <u>725,000</u> | | | |
| Municipal Aid/Severance | - | - | - | - | 364,250 | - | - |
| | | | | | <u>245,250</u> | | |
| Municipal Cemetery | - | - | - | - | - | 204,499 | - |
| | | | | | | <u>204,521</u> | |
| Debt Service | 535,260 | - | 602,194 | - | - | - | - |
| | <u>544,049</u> | | <u>606,956</u> | | | | |
| Capital Outlay | 1,139,491 | - | 1,037,771 | - | - | 5,000 | - |
| | <u>574,565</u> | | <u>664,917</u> | | | <u>5,000</u> | |
| TOTAL APPROPRIATIONS | 7,981,826 | 213,825 | 5,147,030 | 725,000 | 364,250 | 209,499 | - |
| | <u>7,368,069</u> | <u>213,804</u> | <u>4,811,129</u> | <u>725,000</u> | <u>245,250</u> | <u>209,521</u> | |

| | General Fund | Stormwater Fund | Utility Fund | Sanitation Fund | Municipal Aid Fund | Cemetery Fund | Perpetual Care |
|--|---------------------|--------------------|-----------------------|--------------------|--------------------|-------------------|-------------------|
| 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 | | 337,764 | | | | |
| 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 otherwise invalid, such declaration shall not affect the remaining portions hereof.

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

FIRST READING - December 9, 2019

SECOND READING - January 13, 2020

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

Commissioner Brownie Bennett

Commissioner Herbert Williams

Commissioner Jamie Powell

Commissioner Wendell Stewart

Mayor Larry Dixon

APPROVED BY:

LARRY DIXON, MAYOR
CITY OF FRANKLIN, KY

ATTEST:

CATHY DILLARD, CITY CLERK
CITY OF FRANKLIN, KY

A DETAILED COPY OF THE BUDGET MAY BE SEEN AT CITY HALL, 117 W CEDAR STREET, FRANKLIN KENTUCKY BETWEEN THE HOURS OF 8:30 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY.

ORDINANCE NO. 2020 - 001

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

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

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

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

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

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

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

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

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

Beginning at a found ¾ inch iron pipe the southeast corner to Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162) and located 50 feet west of the existing centerline of US Highway #31W; thence running 50 feet west of and parallel to the existing centerline of US Highway #31W, on a curve to the left with a radius of 13,633.12 feet, a chord of S 13° 19' 36" W – 428.92 feet, an arc length of 428.94 feet to a pin and cap new corner Ann (DB 183 PG 472) and located N 12° 17' 48" E – 61.17 feet from a

found iron pin (cap #3290) which is the northeast corner to Pinnacle Agriculture Distribution, Inc. (DB 315 PG 128); thence on a new line with Carpenter, running 60 feet northeast of and parallel to the northeast line of Pinnacle Agriculture, Inc. (DB 315 PG 128 reference Minor Subdivision PB #1 PG 4), N 66° 28' 05" W – 752.50 feet to a pin and cap, and continuing on a new line with Carpenter, N 12° 51' 41" E – 160.05 feet to a pin and cap a new corner to same in the southwest line of Satterly & Bryant Minor Subdivision (Cabinet 5 PG 162); thence with the southwest line of Satterly & Bryant Minor Subdivision, S 87° 01' 40" E – 754.18 feet to the beginning point.

Containing 5.000 acres. Source: Part of DB 183 PG 472 that lies on the west side of US Highway #31W.

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

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

FIRST READING

SECOND READING

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

_____ LARRY DIXON, MAYOR

_____ JAMIE POWELL

_____ BROWNIE BENNETT

_____ WENDELL STEWART

_____ HERBERT WILLIAMS

APPROVED BY:

Larry Dixon, Mayor

ATTEST:

Cathy Dillard, City Clerk

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

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

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

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

Containing 5.000 acres

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

[illegible]

Date

Vicinity Map
no scale


WARREN CO
SIMPSON
CO

Meigs Rd
Cassidy Rd
Carr Rd
US 421
US 412
Cedar Bluff Rd
Sportsmans Lane Rd
Yoness Mill Rd
KY 143
SALMONS

SITE

$$I'' = 200'$$

Graphic Scale



200 100 0 20