

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JULY 14, 2015 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration		Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Bob Martin, Interim Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief		Joe York, Streets Director	P
Deb Faulkner, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director	P		

Call to Order

Dr. Ken Moore, Mayor called the Work Session to order at 5:00 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. ***Consideration of Date Change to November 21, 2015 for Viva la Diva 5K sponsored by Fifty Forward.**
Deb Faulkner, Police Chief
No questions or comments.

2. **Consideration of Liquor License Renewal for Holiday Wine and Liquors (Jigisha S. Patel, Managing Agent), 108 North Royal Oaks Boulevard, Franklin, Tennessee 37064**
Lanaii Benne, Assistant City Recorder
No questions or comments.

3. ***Consideration of a Contract with Physio-Control, Inc. of Redmond, Washington in the Total Amount of \$29,515.95 for the Sole-Source Purchase of One (1) Lifepak 15 Cardiac Monitor/Defibrillator (\$30,000.00 Budgeted in 130-83530-42200 for Fiscal Year 2015; Not Currently Budgeted in Fiscal Year 2016; Contract No. 2015-0093).**
Rocky Garzarek, Fire Chief
Todd Horton, Deputy Fire Chief
No questions or comments

4. ***Consideration of Contract 2015-0153 with FEMA/TEMA for a Flood Mitigation Assistance Program Grant to Acquire and Demolish a Repetitive Loss Flood Property.**
Chris Bridgewater, BNS Director
Shanna McCoy, Plans Examiner I, BNS
The total project amount is \$269,250: Federal portion is \$242,325, and the City responsibility is \$26,950 to acquire and demolish a single family residence in the Flood Fringe Overlay. This voluntary program has an eligibility

requirement that the property must have had two or more insurance claims to qualify for a repetitive loss flood property. The property at 154 Lancaster is currently occupied. Staff recommends approval.

5. ***Consideration of Joint Funding Agreement for Water Resources Investigations with U.S. Geological Survey (COF Contract No. 2015-0181).**

David Parker, City Engineer/CIP Executive

Eric Stuckey related the City has a long-standing arrangement with USGS for gauging stations. As part of the new ARAP for the City's Water Treatment Plant raw water withdrawal, the City is required to provide a new gauging station (monitoring location) upstream of the withdrawal. The new location is to provide both river flow and dissolved oxygen (DO) data for determination of when the City can actually withdraw water from the Harpeth River for treatment. The additional element of DO level measurement was suggested by the City and will help with compliance.

David Parker referred to Exhibit A of the Joint Agreement and noted the City will still have two existing stations, the Harpeth at Highway 96 and the Harpeth above Franklin intake: the City will no longer pay for the Hillsboro Road location. Total cost for operating the three stations between October 1, 2015 and September 30, 2016 will be \$57,250. The city's portion of the cost will be \$33,800:

◆ Harpeth @ Highway 96 (stage, discharge)	\$ 9,000
◆ Harpeth at Hillsboro Road (stage, discharge)	\$ 0
◆ Harpeth above Franklin intake (stage, discharge)	\$12,000
◆ Harpeth above Franklin intake (temp, SC, DO)	\$12,800

6. ***Consideration of the Local Agency Project Agreement (COF Contract No. 2014-0289, TDOT Contract No. 140204, TDOT PIN 121454.00) with the Tennessee Department of Transportation for the Columbia Avenue (SR-6/US-31) Widening Project, from Mack Hatcher Parkway (SR-397) to Downs Boulevard.**

David Parker, City Engineer/CIP Executive

Mr. Parker related they are working with TDOT on the language in the agreement. Paperwork received from TDOT today indicates there will be a new PIN number for the project. The process to hire an engineering firm begins again. There have been 16 RFQ submissions received. The environmental study must be repeated. The project will be done with State and Federal funds.

7. ***Consideration of RESOLUTION 2015-39, a Resolution Awarding the FY2016 On-Call Annual Contract for Called Bonds (COF Contract 2015-0080) to Tennessee Valley Paving Company with a Bid Amount of \$141,165.00.**

8. ***Consideration of RESOLUTION 2015-40, a Resolution Awarding the FY2016 On-Call Annual Contract for Concrete Curb and Sidewalk Repairs (COF Contract 2015-0081) to M.A.Y. Construction, Inc. with a Bid Amount of \$1,283.25.**

9. ***Consideration of RESOLUTION 2015-41, a Resolution Awarding the FY2016 On-Call Annual Contract for Roadway Repairs and Resurfacing (COF Contract 2015-0083) to Tennessee Valley Paving Company with a Bid Amount of \$24,034.85.**

10. ***Consideration of RESOLUTION 2015-42, a Resolution Awarding the FY2016 On-Call Annual Contract for Stormwater and Drainage Improvements (COF Contract 2015-0084) to Sessions Paving Company with a Bid Amount of \$229,481.00.**

11. ***Consideration of RESOLUTION 2015-43, a Resolution Awarding the FY2016 On-Call Annual Contract for Traffic Signal and Interstate Lighting Modifications and Repairs (COF Contract 2015-0085) to S&W Contracting Company, Inc. with a Bid Amount of \$80,981.80.**

No questions or comments pertaining to the on-call annual contracts items 7-11.

12. ***Consideration to Initiate the Annexation Process for 1845 Carters Creek Pike.**

**Vernon Gerth, ACA Community & Economic Development
Brad Baumgartner, Planner**

Mr. Stuckey related this resolution is to initiate the annexation process for 75.69 acres of property in the City's planning and development process. The Plan of Services is a draft and is not ready for approval.

Discussion:

- Applicants, Monte and Camille Schaefer, 1357 Barkleigh Lane, Franklin; and, Stephanie Hall, 2704 Pantall Road, Thompsons Station: The applicants are negotiating with the current owner of the property, Janet Wagner. They envision a horse farm with 40-50 stalls, horse boarding, riding lessons, etc. Plan included in agenda packet.
- The request is consistent with the Land Use Plan.
- Alderman Martin: In favor of pursuing annexation process.
- Alderman Blanton: Concerned with the impact traffic would have on the rural road if it is used as a rental for events.
- Alderman Skinner: Questions regarding the caretaker apartments, sewer availability, and if the applicant wanted to sell the property at some point.
- Eric Stuckey: Zoning and permitted uses will be addressed. As to Alderman Skinner's questions, those situations would be dealt with when they arose.

13. *Consideration of Modification to the Police Department Organization Chart to Upgrade Two Police Sworn Positions. (Resolution 2015-46)

Deb Faulkner, Police Chief

Eric Stuckey advised this chart and resolution represent a cleanup from the budget process. Chief Faulkner had submitted various positions to outside consultants for review: Analysis came back after the budget was approved. Modification: Two Sergeants upgraded to Lieutenants.

Alderman Burger asked the reason for the upgrades. Mr. Stuckey explained they were based on the job responsibilities and the appropriate rank for those jobs. The organization chart is part of the earlier reorganization that eliminated one of the three deputy chief positions.

14. Presentation of Draft Parkland Dedication Ordinance

Eric Stuckey, City Administrator

Vernon Gerth, ACA Community & Economic Development

Lisa Clayton, Parks Director

Steve Fritts, Barge, Waggoner, Sumner & Cannon, Inc. presented an update to the Parkland Dedication Ordinance. Mr. Fritts wants to make sure the Board fully understands the ordinance. Dr. Crompton will be back to address questions as well.

Creation of Draft Ordinance

- Authored by Dr. John Crompton, distinguished professor at Texas A&M University and expert in such ordinances.
- Draft from Dr. Crompton went through intensive review by City staff and comments incorporated.

Three Elements of the Ordinance

- Land Requirement
- Fee-in-Lieu alternative to land requirement
- Parks development fee

Constitutionality (Criteria for Assessment)

- Ordinance must adhere to nexus principle
- Method of calculating parkland dedication requirement must demonstrate proportionality to the need created by the new development
- Time limit must be set for expending fees-in-lieu
- Scope and range of the ordinance must be delineated

Nexus Principle

- Land or fees dedicated must be used according to a park system plan that divides the jurisdiction into geographic districts
- Ordinance includes 4 geographic quadrants

Quadrants (map)

- Quadrant 1: Average Price per acre \$271,000
- Quadrant 2: Average Price per acre \$168,000
- Quadrant 3: Average Price per acre \$163,000
- Quadrant 4: Average Price per acre \$200,000

Proportionality Test

- Assume that new residents will require same Level of Service as existing residents
- Determined Level of Service by total existing acreage of Neighborhood, Community, Preserves and Historic Parks
- Special Use Parks (e.g. Fieldstone, Liberty) can't be included
- Eligible Williamson County Parks in City Limits were included

Level of Service

QUADRANT 1	ACREAGE	CATEGORY
Aspen Grove Park	19.0	Neighborhood
Dry Branch Wetland	5.9	Preserves
Fort Granger	15.0	Historic
Liberty Park	83.3	Community
Pinkerton Park	27.9	Community
Ropers Knob	58.7	Historic
Total Quadrant 1	209.7	
QUADRANT 2	ACREAGE	CATEGORY
Eastern Flank Battlefield	113.3	Historic
Total Quadrant 2	113.3	
QUADRANT 3	ACREAGE	CATEGORY
Assault on Cotton Gin	0.5	Historic
Collins Farm	3.2	Historic
Eastern Flank Battlefield	1.2	Historic
Winstead Hill	72.5	Historic
Academy Park	7.07	Neighborhood
Strahl Street Park	0.7	Neighborhood
Total Quadrant 3	85.2	
QUADRANT 4	ACREAGE	CATEGORY
Bicentennial Park	16.2	Community
City Cemetery	1.8	Historic
Del Rio Park	1.1	Neighborhood
Jim Warren Park	87.0	Community
Pinkerton Park	4.0	Community
Rest Haven Cemetery	4.2	Historic
Franklin Rec/Judge Fulton Greer	33.80	Community
Cheek Park	26.04	Community
Total Quadrant 4	174.2	

Level of Service Calculation

Quadrant 1
• Population: 22,273
• Acres of parks: 209.7
• Service level: 107 people per acre of parks (22,273/209.7)
• Average people per dwelling unit (DU): 2.4
• Service level: 44.5 DU's per acre (107/2.4)
Required land dedication in Quadrant 1 is therefore 1 acre for every 44.5 DU's

Land Dedication Requirement

- Quadrant 1 1 acre for every 44.5 DU's (979 SF per DU)
- Quadrant 2 1 acre for every 49.5 DU's (880 SF per DU)
- Quadrant 3 1 acre for every 52.5 DU's (830 SF per DU)
- Quadrant 4 1 acre for every 50.0 DU's (871 SF per DU)

Land Dedication Summary

	Population	Acres of Parks	Service Level (People/Acre)	Service Level (DU/Acre)	Service Level (SF/DU)
Quadrant 1	22,273	209.7	107	44.5	979
Quadrant 2	13,436	113.3	119	49.5	880
Quadrant 3	10,750	85.2	126	52.5	830
Quadrant 4	21,043	174.1	121	50.0	871

Land Fee-in-Lieu Calculation

- Amounts shown in draft ordinance are maximum allowable based on methodology
- Board of Mayor and Aldermen will set fees at levels they deem appropriate

Quadrant 1

- Service Level 44.5 DU's per acre
- Cost of 1 acre of land \$271,000
- Cost for park land per DU \$ 6,090 (\$271,000/44.5)

Maximum Land Fees-in-Lieu by Quadrant

- Quadrant 1 \$6,090
- Quadrant 2 \$3,394
- Quadrant 3 \$3,104
- Quadrant 4 \$4,000

Park Development Fee

- Ordinance includes not only land dedication and fee-in-lieu, but also cost recovery for park development costs
- Process for approval and collection of development fees are the same as and proceeds simultaneously the park land dedication requirement

Basis for Park Development Fee

- Based on estimated cost to develop a generic 5-acre neighborhood park
- City will only consider developing parks 5 acres or larger

Opinion of Cost/Development Fee Calculation – COF Neighborhood Park – Quadrant 1

- Park development costs \$1,183,109 same for all quadrants

- Total DU's 9,280 population of 22,273/2.4 people per DU
- Park development cost per DU \$127 \$1,183,029/9,280

Park Development Fee by Quadrant

- Quadrant 1 \$127 per DU
- Quadrant 2 \$211 per DU
- Quadrant 3 \$264 per DU
- Quadrant 4 \$135 per DU

Maximum Park Dedication Fees Per DU

- Quadrant 1 \$6,217
- Quadrant 2 \$3,605
- Quadrant 3 \$3,368
- Quadrant 4 \$4,135

Ordinance Provisions

- BOMA has authority in determining how much, if any, land or fee may be accepted in lieu of dedication.
- BOMA may require fee-in-lieu instead of land dedication and vice versa.
- If City acquires land in a quadrant, BOMA may require fee-in-lieu until cost of acquisition is reimbursed.
- Allows developers to construct required park improvements in lieu of paying fees and dedicate to the City.
- Fees collected may only be used for park acquisition and construction in the same quadrant as the development paying the fees.
- At City's discretion, up to 50% of dedication and development requirement may be fulfilled by construction of certain privately owned and maintained park and recreation facilities.
- City shall review fees established and amount of land required every 3 years.
- Fees paid must be expended for park acquisition and development by the City within 5 years or developer can request prorated refund.

Park Land Guidelines

- Any land dedicated must be suitable for park and recreation uses; severe slopes restrict acceptability.
- Floodplain land **may** be accepted on a 3:1 basis (*3 acres of floodplain equals 1 acre of park land*)
- Detention/retention areas may not be used to meet dedication requirements.
- Desirable that 50% of the perimeter of the park land abuts a public street.

Quadrant 1 – Example Maximum Calculation

250 units Apartment development	\$1,048,008 Fee-in-lieu under existing ordinance	
Land dedication requirement	5.6 Acres	250 DU's/44.5 DU's per acre service level
Land fee-in-lieu requirement	\$1,522,500	250 x \$6,090 cost for park land per DU in Quad 1
Park development fee	\$31,750	250 DU's x \$127 cost for park development per DU
Total land fee-in-lieu and development fee	\$1,554,250	

Quadrant 2 – Example Maximum Calculation

30 units Assisted Living Development	\$75,240 Fee-in-lieu under existing ordinance	
Land dedication requirement	.6 Acres	30 DU's/49.5 DU's per acre service level
Land fee-in-lieu requirement	\$101,820	30 x \$3,394 cost for park land per DU in Quad 2
Park development fee	\$6,330	30 DU's x \$211 cost for park development per DU
Total land fee-in-lieu and development fee	\$108,150	

Summary

- Ordinance will be subject to further review and comment
- BOMA will have ultimate say on ordinance provisions, dedication requirements and fees
- BOMA action on the ordinance is expected later this summer or early fall

Discussion:

- Alderman McLendon: Concerns with requirement to use the fees in the same quadrant to which they were paid; special use parks are not included, and those are needed more than any other parks; doesn't take into account that some quadrants are more developed and built out than others; doesn't account for the rooftops in some quads; Quad 4 won't need parks until a massive development comes in. The Park at Harlinsdale Farm is a citywide park. The ordinance would serve building neighborhood parks. The calculations appear to be focused on the end need and not what is needed now. Many disconnected elements and will end up with an ordinance that doesn't address the highest priorities. The east side has four ball fields but no football fields.
- Mr. Fritts: There is nothing that prevents building ball fields, but have to make sure there are also passive use areas with the ball fields. It's cloudy if the money can be used for sports complexes. It has to meet the Nexus provision and Constitutionality provision. It must benefit all in that area. He suggested these concerns be addressed with Dr. Compton.
- Eric Stuckey: How do we deliver another Jim Warren Park on the East side of the City? The Southeast is underserved. Is that problem being fixed with this calculation?

- Mr. Fritts: The way this is structured is to serve new residents. It is not intended to serve existing residents. The funds can be used to expand existing parks, but cannot be used for maintenance.
- Alderman Petersen: Tennessee does not have a Home Rule Charter nor does the City of Franklin. Does this fall under that circumstance? She requested that be investigated. The Quad 1 fee is more than Road Impact fees and many are concerned about the roads and traffic.
- Alderman McLendon: Requested citations on the Nollan and Dolan cases. Lisa Clayton will forward those to him.
- The City does have other ways of funding parks as well.

15. Consideration of RESOLUTION 2015-37, a Resolution to Adopt the Estimate of Revenues and Expenditures for the Water and Sanitary Sewer Utility Fund for Fiscal Year 2015-2016 and Fiscal Year 2016-2017.

Mark Hilty, Water Management Director

Eric Stuckey commented on the approach taken on the water/sewer budget process. A two-year budget is adopted then brought back for review to determine if changes are necessary. The consumer rates are looked at in a four-year horizon with rates adopted as instructed by the Board. A year ago a rate study was done and a two-year rate schedule adopted. The rates are not expected to go up this year. Formal action on this budget will be at the August 11, 2015 BOMA meeting.

Mark Hilty presented the water/sewer budgets:

The Water Management Department's vision, in support of the City's vision statement, is to continually strive to enhance quality of life through exceptional, responsive, and cost effective water resources services. These services include drinking water treatment and distribution, wastewater collection and treatment, and reclaimed water distribution for customers located primarily in the City of Franklin.

Base Budget Request: Personnel – FY 2015

The Water Management Department experienced 39 personnel changes in FY 2015 including 3 voluntary demotions, 11 hires, 15 promotions, 7 resignations and 3 retirements. Training remained a focus with 10 staff receiving a license or professional certification.

Professional Certification/License	No.
Commercial Driver's License	1
Backflow Inspection and Testing Certification	3
Wastewater Collection Grade II	2
Water Distribution Grade II	2
Water Treatment Grade IV	1
TAUD Administrative Professional Certification	1

Base Budget Request: Personnel – FY 2016 and FY 2017 [Budget Document Pages 8-9]

The base personnel request for FY 2016 and 2017 is 85 budgeted positions. Budgeted positions include 54 staff members in the Wastewater Section and 31 staff members in the Water Section.

Base Budget Request: Operations [Budget Document Page 3]

	2013 Actual	2014 Actual	2015		2016 Budget	2017 Budget	2015 v. 2016	
			Budget	Estimated			\$	%
Beginning Balance	7,268,534	15,043,450	18,318,852	18,318,852	21,265,147	22,771,594		
Revenues	25,471,938	23,187,312	22,351,089	24,938,329	24,708,803	26,150,977	2,357,714	10.5%
Expenses								
Water	8,836,662	8,863,912	9,712,628	9,554,357	10,109,710	10,263,634	397,082	4.1%
Wastewater	8,738,586	10,904,872	12,433,961	12,252,625	12,889,816	13,345,613	455,855	3.7%
Reclaimed	121,504	143,126	196,075	185,051	202,831	204,075	6,756	3.4%
Expenses	17,697,022	19,911,910	22,342,664	21,992,034	23,202,356	23,813,322	859,692	3.8%
Ending Balance	15,043,450	18,318,852	18,327,277	21,265,147	22,771,594	25,109,249		

Base Budget Request: Capital [Budget Document Pages 14 & 18, and 33-34]

	A	B	C	D	E	F	G (E-C)	H (E/C)
	Actual 2013	Actual 2014	Budget 2015	Estimated 2015	Budget 2016	2017 Budget	Difference '15 v. '16 \$	%
Wastewater Section								
Buildings	---	---	1,575	---	1,654	1,736	79	5.0%
Improvements	904,784	2,393,776	2,500,000	3,262,555	2,687,500	2,889,063	187,500	7.5%
Machinery/Equipment >25,000	---	319,200	932,400	88,173	986,035	998,586	53,635	5.8%
Capital	904,784	2,712,976	3,433,975	3,350,728	3,675,189	3,889,385	241,214	7.0%
Water Section								
Buildings	---	(33,269)	2,100	89	2,205	2,315	105	5.0%
Improvements	637,171	575,002	1,300,000	1,261,482	1,300,000	1,300,000	---	0.0%
Machinery/Equipment >25,000	63,955	44,195	189,250	30,567	193,713	198,398	4,463	2.4%
Capital	701,126	585,928	1,491,350	1,292,138	1,495,918	1,500,713	4,568	0.3%

Program Enhancement Requests – Personnel

[BUDGET DOCUMENT PAGES 8-9]

FY 2017 – Wastewater Section:

Addition of one crew in the Wastewater Section including 1 Utility Service Worker, 1 Equipment Operator and 1 Utility Crew Chief. The Utility Crew Chief had been previously budgeted in FY 2013 and prior years, however, work load at the time did not warrant the position.

FY 2017 – Wastewater Section:

Consideration of 1 additional Utilities Engineer. This request will be evaluated during the budget amendment process for FY 2017. [BUDGET DOCUMENT PAGES 24-25]

FY 2018 –Wastewater Section:

Consideration to the formation of a Maintenance Division to be evaluated during preparation of the FY 2018 budget.

FY 2018 – Water Section:

Anticipate 1 additional Equipment Operator which will be evaluated during preparation of the FY 2018 budget.

Summary

	2013 Actual	2014 Actual	2015		2016 Budget	2017 Budget	2015 v. 2016	
			Budget	Estimated			\$	%
Beginning Balance	7,268,534	15,043,450	18,318,852	18,318,852	21,265,147	22,771,594		
Revenues	25,471,938	23,187,312	22,351,089	24,938,329	24,708,803	26,150,977	2,357,714	10.5%
Expenses								
Personnel	4,669,801	4,765,815	5,298,339	4,995,360	5,485,617	5,612,024	187,278	3.5%
Operations	11,421,311	11,847,191	12,119,000	12,353,807	12,545,632	12,811,200	426,632	3.5%
Capital	1,605,910	3,298,904	4,925,325	4,642,866	5,171,107	5,390,098	245,782	5.0%
Expenses	17,697,022	19,911,910	22,342,664	21,992,034	23,202,356	23,813,322	859,692	3.8%
Ending Balance	15,043,450	18,318,852	18,327,277	21,265,147	22,771,594	25,109,249		

The water and treatment plant upgrades will result in adjustments to customer rates spread out over time to make them as manageable as possible. The Five-Year Financial Plan reflects five years of rate adjustments. Cost of service analyses will be ongoing. Capital purchases will be done in a more efficient manner. One piece of equipment will be purchased each year. The Water Department is sharing equipment with the Streets Department as well.

Franklin water rates were compared to other utility districts rates for both Water and Sewer, Residential Inside Customers, and Non-Residential.

Discussion:

- Mr. Stuckey: The Water and Sanitary Sewer Funds are separate business units funded by ratepayers with no tax dollars involved.
- Mark Hilty: Evaluation of the cost of service is being done to make sure the numbers are in line. When the results are received the cost for projects will be evaluated. Fund balances, built in reserves, development fees collected, as well will go toward paying capital projects, reducing the amount that has to be borrowed.
- Claude Carmichael, 201 Deerfield Lane, Franklin: Gave the Board a spreadsheet "Franklin Water Production & Purchased vs. Water Consumed and Lost". He commented he was surprised by how much demand had dropped. He said the numbers in his document were taken from filings with the Tennessee Comptroller's office, and from HVUD. Highlighted in the report: Total water purchased and produced 9.5% decline since 2009; Annual consumption (MG) 13.6% decline since 2007; Reported water losses-3,180.74 MG; Water losses as % of Total Water purchased and produced -218.383 (MG lost more than WTP produced); Value of water lost \$6,759,205; Water purchased HVUD-MG 20.6% decline since 2009; Franklin Water produced Harpeth Plant-MG 10.8% decline since 2009; Franklin Plant Takes up all "slack" above HVUD minimum (MAX Franklin Production to meet current demand). He reviewed the report in detail and commented regarding some items in the City's documentation that were reported, but other items omitted, and thought that was odd. He thought the City's projection numbers up to 2017 were too high. In his opinion, the Board should schedule a work session to discuss the discrepancies and added the City Administrator's numbers didn't include capital costs and he wants the City to make a good financial analysis.
- Eric Stuckey: Loss is calculated every year. It is not just water loss, part of it is unbilled water. The City's numbers are fairly good compared to other systems. It is not exactly water flowing out the system. Annual leak surveys are done to lessen those numbers.

16. Continued Discussion and Update on Alternatives for the Second Vehicular Entrance/Exit to the Stream Valley Subdivision.

Eric Stuckey, City Administrator
Vernon Gerth, ACA Community & Economic Development

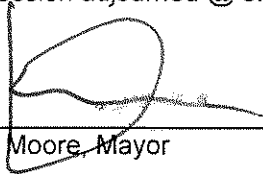
Again discussed the alternatives for the second access to Stream Valley subdivision. Vernon Gerth commented that he would report back to the Board when the parties made a decision. Alderman Petersen asked for a report on how much is in the flood plain if the access chosen is the easement.

Other Business

None

Adjournment

Work Session adjourned @ 6:57 p.m.

A handwritten signature in black ink, appearing to be 'Ken Moore', written over a horizontal line.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 8/7/2015 2:40 PM