



CITY OF GERMANTOWN TENNESSEE

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FINANCIAL ADVISORY COMMISSION MEETING MINUTES

Tuesday, April 1, 2014, 6:00 pm

Economic & Community Development Blue Conference Room
1920 S. Germantown Road

Members Present: Glenda Brock, Eddie Cox, Rik Ditter, Clint Hardin, Russell Johnson, Walter Krug, Howard Lasley, Frank Markus, Frederick Miller, Paul Mosteller, Richard Wagoner, Mark Holland, Dale Stover, Christy Gilmour, Sidney Kuehn, Julius Moody, Alderman Rocky Janda

Members Absent: Sudhir Agrawal, Vincent Correale, Harold Steinberg, Christine Menzel, Jonathan Turner and Julie Klein

Staff Present: Patrick Lawton, Ralph Gabb, Sherry Rowell, Adrienne Royals, Jessica Brown, Bo Mills, Phil Rogers, Butch Eder, Nick Dahl, Reynold Douglas, Tim Bierdz, Paul Chandler, Alderman Forest Owens, Alderman Mike Palazzolo, Lisa Piefer, Regina Gibson, Pam Beasley, Michele Johns, Tim Gwaltney

Others Present: Mary Ann Gipson and Ron Fittes

CALL TO ORDER

Chairman Moody called the April 1, 2014 Financial Advisory Commission meeting to order at 6:04 p.m.

ESTABLISHMENT OF A QUORUM

Ralph Gabb called roll and announced a quorum was present.

APPROVAL OF THE MINUTES

****MOTION****

Chairman Moody moved to approve the minutes from the March 18, 2014 Financial Advisory Commission meeting as presented. Mr. Hardin made a motion to approve the minutes, Mr. Wagoner seconded and the motion passed unanimously.

Mr. Lawton said at the next Financial Advisory Commission will be asked to consider Special Revenue Funds excluding the Germantown Schools District. Hopefully the proposed school budget will be presented to the School Board on April 21st, 2014. Per Mr. Lawton, the intent is to bring the Special Revenue Fund back to the FAC to look at, however the first body to be seen is City Staff and secondly, a special work session with the Board of Mayor and Alderman and Mr. Manuel, Ms. Parker, and their Finance Director to present the Municipal School Budget which has to be approved by the City of Germantown. Mr. Lawton said that he wants it to be clear that the

Municipal School Budget will come back to the Financial Advisory Commission for review *after* it is presented to the Administration, the Mayor and the Board.

CIP (CAPITAL IMPROVEMENTS PROGRAM)

CIP Manager Mr. Butch Eder began by advising that this is a proposed FY15 Capital Improvements Program whereby thirty-six projects totaling \$9.3 million dollars are being proposed this year; local funding is \$5.9 million and State/Federal Grants is \$3.4 million.

The General Government Project includes: 1) Animal Shelter Expansion Phase II which will continue Phase I improvements and will allow an enlarged cat area, additional storage, an adoption atrium and pet socialization area - \$413,000; 2) Germantown Performing Arts Center-Lighting System Replacement will replace twenty year old obsolete lighting - \$500,000; 3) Information Technology, Human Resources and Budget and Performance Office Space Re-configuration will re-configure existing space into a more user friendly environment by expanding the existing Information Technology training room and enhancing employee training capabilities - \$115,000; 4) Germantown Performing Arts Centre Drive Improvements and Additional Parking includes realignment of the entrance drive for functional and aesthetic improvements as well as additional parking - \$250,000; 5) Redesign Northeast Corner of Farmington Boulevard and Germantown Road includes removal of the cedar tree, installation of flags, new signage for City Hall. Also, bank that runs along the Municipal Center parking lot will be landscaped and cleaned up - \$250,000.

Major Roads include: 1) The Wolf River Boulevard Milling and Paving Project which involves milling and paving at both ends of the new Wolf River Boulevard roadway between Germantown Road and Kimbrough Road, upgraded handicap ramps and signage, new sidewalks for gaps on the north side of Farmington in front of Houston High School - \$1,350,000; 2) The Germantown Road Realignment Design Update Project is detailed and designed to meet Tennessee Department of Transportation requirements for the alignment of Germantown Road south of Poplar Avenue with West Street south of the railroad crossing - \$80,000; 3) The Poplar Avenue Culvert Replacement Phase III Project— we have 46 galvanized culverts throughout the City, 31 of the 46 need to be repaired and seventeen 17 of the 31 need to be completely replaced—6 were replaced in FY14 - \$600,000; 4) The McVay Road & Bridge Improvements Project includes Right-of-way acquisition to adjust the alignment of McVay Road by smoothing out the curb on McVay Road and also replacing the existing bridge - \$310,000.

Intersections and Other include: 1) The Wolf River Boulevard/Germantown Road Intersection Improvements Design Project which will provide traffic signal modifications to add lanes to create a double left lane turn for southbound Germantown Road and a single left turn and three through lanes for westbound Wolf River Boulevard - \$100,000; 2) The Railroad Crossing Improvements Project – West Street/Poplar Pike includes the installation of signage and battery backup to provide motorists with a safer crossing - \$30,000; 3) The Bicycle Facilities Program entails the restriping of existing bike lanes, striping of new bike lanes near area schools and the installation of new signage and bicycle racks at City facilities - \$25,000; 4) The School Zone Improvements Project is also a carryover from last year that will provide the installation of crosswalks inside school zone, restriping existing crosswalks, replacing the existing incandescent school flashers with LED flashers and replacing existing school signage - \$54,000; 5) Decorative Street Signs is a cost sharing program with the neighborhood associations that will include the installation of decorative street signs and regulatory signs throughout various residential neighborhoods including Dogwood Trails, Greenfields and Duntreath East - \$50,000.

Drainage include: 1) Miscellaneous Drainage Improvements will address small isolated drainage problems in residential neighborhoods and public right-of-way - \$100,000; 2) Cameron Brown Park Drainage Improvements Project will address and stabilize the severely eroding ditch bank that runs between the baseball fields and the restrooms at Cameron Brown Park - \$100,000; 3) Grove Park Lake Outfall Repair Project is for the design and

repair of the Grove Park Outfall where severe erosion has resulted in the discharge pipe to be in danger of collapsing - \$100,000; 4) English Meadows Drainage Improvements Construction Phase I entails going in and enlarging drain pipes and adding additional manholes and inlets to improve two interior neighborhood drainage systems within English Meadows - \$610,000.

Parks Projects include: 1) Bobby Lanier Farm Park Phase II will provide the funding for the installation of infrastructure including water, sewer, electrical and gas to serve the site and the demolition of an existing hay barn and the construction of a new one - \$951,000; 2) The Wolf River Boulevard Greenway Trail Expansion Project will extend the length of the Greenway Trail from the western trailhead to Cameron Brown Park - \$1,325,000.

Germantown Athletic Club include: 1) The Germantown Athletic Club Expansion Construction Project which includes the expansion of modern programming spaces such as functional training, social needs, Real Café, Pro Shop - \$1,250,000; 2) The Germantown Athletic Club Fitness Weight Equipment Purchase will purchase outright versus leasing the weight equipment as done in past years. This allows longer use and a higher return on investments - \$250,000.

The Great Hall Patio Construction Project includes the construction of a patio/garden area on the west end of the building, Room 1 to be used for weddings, receptions, cocktail parties and other events. This will enhance the appearance of the venue and also allows the use and opportunities to build revenue - \$125,000.

The Recreation Fund includes Sports Lighting and Control Upgrades for the Municipal Park Tennis Center. This is a continuation of the Sports Lighting and Control program used to control program and energy costs by remotely monitoring facility lighting - \$50,000.

The Stormwater Fund include small drainage projects that do not require extensive design or construction documents; it is more of a maintenance, emergency type fund that is used to make necessary improvements to isolated existing drainage problems inside existing public easements in residential back yards and in public streets - \$100,000.

The Utility Fund include: 1) North Johnson Road Lift Station Force Main Re-routing Project –Right now, there are two lift stations that pump to one another on Johnson Road. This project will divert the flow from the 1789 Johnson Road lift station to a downstream outfall - \$225,000; 2) Farm Park Sewer Extension Project will provide improvements to the sanitary sewer system that supplies external water/sewer service to the Bobby Lanier Farm Park. This includes extension of the sewer system to eliminate existing sewer lift stations and capacity for future growth not associated with the Farm Park - \$105,000.

Mr. Lawton spoke briefly on the Reserves Fund. He noted that the Reserves goes through or comes from various funds, with the Germantown Athletic Club being the largest portion this year (General Fund previous years). Per Mr. Lawton, one of our financial policies dictates that at least 25% of CIP funding must come from Reserves, which we have exceeded this year.

A discussion entailed after some of the members expressed their concern regarding the amount of money budgeted to fund the Farm Park Phase II. They feel that it is a lovely addition to the community however, it doesn't make sense to spend so much money on two acres of Farm Park. Also, another member wanted to know the purpose for building a hay barn. Ms. Pam Beasley, Director of Parks and Recreation advised that participation in all of Germantown's parks are tracked resulting in an average of approximately 24,000 people. Per Ms. Beasley, last summer there were 12,000 people come through the Farm Park gates within a three month period. She further advised that a strategic planning process involving civic groups, church and faith based institutions, schools, neighborhoods was used when considering this project. Also, public hearings were held to determine

what should the City be using this property for. It was said that the property should be retained as a working farm. She said that "hay barn" is simply a name for the structure; there will be no animals kept there. It will have multiple uses including rained out farm activities and also will be available to rent for special occasions.

Mr. Lawton said of the \$951,000 for the Farm Park, \$416,000 is for the hay barn and \$208,000 is matched from the State. The rest is dedicated to bringing in the necessary infrastructure to the site (gas, electrical and all necessary utilities). He further stated that once the infrastructure is in place, additional capital will be needed for some renovation work to the house itself, an outdoor kitchen and other demonstration type projects in the park.

****MOTION****

Mr. Russell Johnson moved that the Bobby Lanier Farm Park Phase II be removed from the proposed FY15 Capital Improvements Program. Dale Stover seconded the motion passed. Those who opposed the motion included Christy Gilmour, Julius Moody, Sidney Kuehn and Mark Holland.

****MOTION****

Paul Mostellar moved to reconsider the Bobby Lanier Farm Park Phase II as part of the proposed FY15 Capital Improvements Program at the next Financial Advisory Commission meeting on April 22, 2014. Clint Hardin seconded and the motion passed unanimously.

Mr. Lawton closed the meeting by commenting on the Capital Improvements Program. He said the budget is a puzzle that is put together one fund or area at a time. We are at the point where our attention is now on the largest fund, the General Fund. Per Mr. Lawton, we are not quite sure what the General Fund looks like however, the feeling is that it is healthy. He said that even after the Board of Mayor and Aldermen consider the CIP there may still be some additional changes such as funding or in the moving of projects.

One member stated his concern for the lack of attention for the soccer field. He said there is not near enough parking, no facilities and poor drainage. Although participation is very high, there are no funds being put towards the improvement of the dilapidating conditions.

Mr. Lawton asked Ms. Beasley to gather information on a long-range plan for soccer field maintenance and present it at the April 22, 2014 meeting.

OTHER BUSINESS

No other business.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.