

BOARD OF MAYOR AND ALDERMEN
EXECUTIVE SESSION
November 24, 2008

An executive session of the Board of Mayor and Aldermen was held on November 24, 2008, at 6:15 p.m. in the Administrative Conference Room of the Municipal Center.

Mayor Sharon Goldsworthy was present and presiding.

The following Aldermen were present: Ernest Chism, John Drinnon, Carole Hinely, Mike Palazzolo and Frank Uhlhorn. Staff present: Patrick Lawton, George Brogdon, Kristen Geiger, Debbie Wiles, Jerry Cook, Michael Saddler, Chief Hall, Chief Wolf, Derek Chaput, Bo Mills, Michael Stoll, Tim Gwaltney, Ralph Gabb, Josh Whitehead and Melody Pittman.

Kristen Geiger announced that today the City was reaffirmed AAA status from Moody's rating agency.

Invocation

City Administrator Patrick Lawton will give the invocation.

Pledge of Allegiance

Alderman Uhlhorn will begin the Pledge.

Approval of Minutes

Alderman Hinely asked to make three additions to the minutes. There were three questions that she had asked regarding the web site and she wanted those questions included in the minutes.

Alderman Chism asked why we were spending \$77,000 when Collierville had only spent \$30,000 and Bartlett only \$10,000.

Mayor Goldsworthy explained that Collierville was doing some very simple updates to their existing website and ours is a complete rework of the entire site which is twelve years old and will no longer support some of the software. The cost is based on the size of the website and what services are on it.

Teacher of the Month

Mr. Goldie Terrell a teacher at GHS and a long-time weekend employee of the GAC will receive the award.

Youth Excellence Award

Ms. Rachna Raj Dave a senior at Hutchison will receive the award.

Professional Services Agreement – New Fire Station Number 4

Mr. Lawton stated the funding was appropriated in the current fiscal year's budget. In the price that was received from Renaissance Group the LEED certification was included. Staff had prepared the Request for Qualifications (RFQ). Staff spent a considerable amount of time reviewing the elements associated with achieving this certification. An internal evaluation committee reviewed the proposals and based on qualifications and experience are recommending the Renaissance Group.

Mr. Lawton stated this design for Fire Station No. 4 will also serve as the prototype for Fire Station No. 2 that is scheduled for replacement in the near future due to seismic issues.

Chief Wolf stated that the Fire Department had originally planned to occupy the existing building and occupy it during construction of the new building that will not be practical because all the utilities have to

come through the site and will not be cost effective to do this. The department would like to bring a plan to the Board at a later date to demolish Fire Station No. 4 during this fiscal year and to construct a two bay garage with heat. During construction the fire truck must stay in a heated building because of the medicines, etc. that are carried on the truck. The Fire Fighters would live in a trailer on site during the construction phase. After searching for alternate locations for the fire fighters to move to, nothing suitable was found.

Mayor Goldsworthy stated the Germantown Community Theater will be able to continue to occupy their space during this entire period. The Board will not have to make any type of immediate decision about the future of the theater.

Alderman Chism asked if there was not some prototype for a fire station. Chief Wolf responded that unfortunately there was not because of some custom features that are planned such as a classroom for training classes and will be used as an alternate emergency operation center.

In response to a question from Alderman Drinnon, Mr. Lawton stated that they are not tearing down the Community Theater; it will not limit the proposed fire station. The fire station would not be compromised by leaving the theater.

Alderman Uhlhorn asked what the total cost on the fire station. Chief Wolf stated the estimate on construction was \$2 million and the design of \$185,600.00 would make the total project \$2,185,600.00. Chief Wolf stated the LEEDS design was about 6.1% of the total cost of the project. He felt we would get a return on investment in approximately seven to eight years.

A discussion followed on the costs associated with the design and construction of the fire station.

Decorative Street Signs – Installation

Mr. Lawton stated this was for the installation of the decorative street signs.

Lateral E – Grade Control Structure

Mr. Lawton explained that this was the drainage ditch just west of Lansdowne. When there is extreme rain there is flooding in the area and there is erosion of the bank. The walking trail and lake are in danger of collapse. Also, Lansdowne Lake does not maintain a constant water level as originally designed.

A discussion followed on what was planned to be done to the lake and the costs associated with the corrections.

Authorizing Bond Resolution

There were no questions regarding this agenda item.

Amendment to Resolution on Revenues – Germantown Athletic Club

Mr. Lawton explained that this resolution was an adjustment to the resolution that was adopted in June with the adoption of the budget. The budget is adopted by ordinance and the various fees that are in place are adopted by resolution. This amendment will reflect the increase and adjustment in memberships at the Germantown Athletic Club.

Mr. Lawton introduced Mr. Steve Wilensky who commented on the letter that was distributed to the board. Mr. Wilensky introduced Mr. Rob Ayerst and Mr. Clint Hardin who were present and also members of the Commission. He stated the Club was not what it was a year ago and so many new

features had been added and they all come at a cost. Membership has continued to climb and the new improvements do not come without a price. He felt that by being aggressive now and setting the new price structure, the Club will be at or below every other competitor in the market.

In response to a question from Alderman Drinnon, Derek Chaput stated if the Club continued to operate as is without changing the rate they would lose about \$70,000 to \$80,000 on average per month which is what it is doing right now. Alderman Drinnon felt the City could not continue to operate as is and should not be competing with private enterprise. Private enterprise would sell it, shut it down or do what was necessary to make it profitable. Alderman Drinnon felt the revenue and expenses of the Great Hall should be separated from the Club because there is no connection and should be considered a separate entity.

Kristen stated the subsidy to the Club last year totaled \$1,025,000 in capital and operating and the forecast for this year is \$1.2 million. Last year \$625,000 was capital which was work done on the pool and the entranceway. This year \$800,000 is capital for renovation of the locker rooms, the dehumidifier system and possibly enclosing the old entranceway where the fitness equipment is located.

Alderman Palazzolo stated he felt the new rates were competitive and under the next closest competitor.

Alderman Chism stated he had a problem with non-residents paying less than residents or not paying a supplement. Why do we not charge non-residents more?

Mr. Lawton explained that prior there was a resident/non-resident rate and that was when the facility opened. The distinction was made because there was debt on the building. It was felt that if more members overall came to the facility at a rate that was standard; it would put more money into the facility and lessen that burden on the taxpayer.

Alderman Drinnon stated he had the utmost confidence in the decision of the Club Commission and he felt the Board of Mayor and Aldermen should move forward with the resolution.

Ordinance 2008-11 – Amendment to Budget Ordinance – Second Reading

Mayor Goldsworthy stated this was the second reading and was concerned with the transition of the soccer program.

CONSENT AGENDA

Civic Support – Germantown Education Foundation

Mr. Dick Leike and Ms. Debbie Wiles were present from the Foundation. Mr. Leike distributed a letter which was a request for a grant in the amount of \$100,000.00 to fund grants to Germantown public schools for academic and educational projects. With this amount of money the Foundation will make grants in the spring so that the programs would be available and in place by the school term next August.

Civic Support Grant – Germantown Chamber of Commerce

Alderman Palazzolo asked that this item be moved from the Consent Agenda and added to the regular agenda because of a conflict of interest.

Purchase of Radio Consoles, Radios and assorted Equipment

Adjournment

The meeting adjourned to the Council Chamber for the regular meeting.