

November 3, 2008

The regular meeting of the Town of Franklin Board of Aldermen was held on Monday, November 3, 2008 at 7:00 P.M. in the Town Hall Board Room. Mayor Joe Collins presided. Aldermen Verlin Curtis, Jerry Evans, Joyce Handley, Billy Mashburn, Carolyn Pattillo and Bob Scott were present.

Approval of the minutes

Motion was made by Curtis, seconded by Handley to approve the minutes for the October 6, 2008 and October 21, 2008 meetings as presented. Motion carried. Vote: 6 to 0.

Public hearing on participation in the National Flood Insurance Program

Mayor Collins opened the public hearing on participation in the National Flood Insurance Program at 7:01 P.M.

The following persons spoke at the hearing:

Michael Grubermann - I am the Land Use Administrator for the town. There are new maps. We are waiting approval from FEMA of the maps. We held three public sessions on the program. Tonight the Board will be gathering opinions.

Mayor Collins – There will be no decisions tonight.

Mike Breedlove – I have land on Palmer Street. I am undecided. The situation in the neighborhood is bad. There has been flooding. The restrictions may hurt persons upstream.

Lamar Sprinkle – My concern is that the flood elevations on the maps are wrong. The area is too big. I have never seen water as shown on the maps. A restudy needs to be done. The state needs to relook the maps. The maps are wrong. There has never been water in the basement of the church. It is not fair for the property owners to pay for a new study.

Jenny Sanders – I am making comments for the Little Tennessee Watershed Association. A copy of the comments is attached. We are in favor of the insurance.

Dennis Stamey – The levels on the maps are too high. They need to be looked at again.

Karl Gillespie – I own parcels along Crawford Branch. I question the accuracy of the maps that flooding will take place. Our property on Porter Street has never had water. We have owned it for three generations. FEMA needs to lend a helping hand. One half million dollars in coverage on commercial property is not enough.

November 3, 2008 meeting continued,

Tom Moore – I am speaking for my father. He has owned his home since 1955. There has been no water in the house or the shop. FEMA will control the building in the future. There are no exceptions. I want control of my property.

John Lupoli – I own the East Franklin Shopping Center. The elevations on the maps are wrong. Insurance is available now. The rates are very competitive. FEMA caps coverage. Five hundred thousand dollars in coverage is not enough.

Kurt Knechtel – I have owned the Gazebo Restaurant for eleven years. The creek does flood. Trees erode. I have an issue with water at that location. I can benefit from having insurance.

George Stork – I am here for Phil Drake. After looking at the maps, Mr. Drake's property in Frogtown cannot be developed. The maps are not right. He wants to be able to develop his property.

Bill Talbott – This is a big decision. The maps need to be addressed. You need to look at the whole model. I believe it is wrong. Land needs to be developed inside town.

Jan Unger – The warehouse on Ulco Drive has flooded in the past. We improved the levee after that flood. We cleaned up the property. You can alter the value of our property with your decision. Property owners need flood insurance on the value of their inventory. I encourage the Board to think about the effects on the employers. You could be altering the economic value of the property.

Bob Simpson – I am here in a dual position. I am here as a property owner and as a county commissioner. I voted against the policy as a commissioner since there is no mechanism in place to help the property owners. We cannot dredge the river now. The insurance cannot cover the loss. What would be the cost to the property owners? Insurance is available now. This decision will have an economic impact against the Town.

Jim Conley – The new map is wrong. Pieces of property on the 1970 map have been taken out. The new map has to be wrong.

Alan Coates – I own property at the corner of East Rogers Street and Mill Street. It is a no brainer that I need flood insurance if I try to sell my property.

Tom Harris - My property on Phillips Street is now in the flood area. All this area is new. Small property owners do not have deep pockets. The map is wrong.

Mayor Collins closed the public hearing at 7:50 P.M.

November 3, 2008 meeting continued,

Recess

Mayor Collins recessed the meeting at 7:51 P.M.

Mayor Collins reconvened the meeting at 7:58 P.M.

Public Session

Bill McLarney said the Little Tennessee Watershed Association did a municipal watershed assessment of the Cartoogechaye Creek. A copy is filed in Mike Decker's office.

Discussion/consideration of submitting application for Appalachian Trail Gateway Community/Trail Town Program

Bill Vanhorn said this is a new program. He said we would like to establish Franklin as an Appalachian Trail Gateway town. He said we have a lot of hikers. He said you would need to do two of the following four things: (1) establish an advisory committee, (2) do a project related to the Appalachian Trail, (3) do Appalachian Trail educational projects and (4) have support language as a protection in an ordinance. He said the Appalachian Trail is all on U.S. Forest Service land in the county. Ronnie Haven said there is a lot of segment hiking in this area. He said I have a twice a year event at the Sapphire Inn. He said I do a free shuttle every day. He said there is a lot of money spent inside Franklin by the hikers. Alderman Pattillo said this is a good resource. She said a hiker is on the Main Street logo. The Board took no action.

Schedule public hearing on Special Use Application (Macon County Carenet)

Motion was made by Evans, seconded by Handley to set a public hearing on the Special Use Application (Macon County Carenet) for December 1, 2008 at 7:00 P.M. Motion carried. Vote: 6 to 0.

Consideration of criteria for non-profit funding pool

Sam Greenwood said we have given you written information to consider for the criteria for the non-profit funding pool. A copy is attached. Alderman Scott said we need to have a work session to work on this further. Alderman Evans said we can continue to amend the budget like we have in the past. Alderman Pattillo said the information is like a road map. Alderman Curtis said we have already discussed this before. **Motion was made by Handley, seconded by Scott to go with the recommendation for the criteria for the non-profit funding pool. Motion carried. Vote: 6 to 0.**

November 3, 2008 meeting continued,

Consideration of appointment of town representative to the Macon County Planning Board

Motion was made by Scott, seconded by Handley to appoint Michael Grubermann as the town representative to the Macon County Planning Board. Motion carried. Vote: 6 to 0.

Discussion regarding capital facilities planning

Sam Greenwood said we have three options for a police station. He said these are as follows: (1) stay in the Ron Franklin building, (2) renovate the old town hall or (3) do a purpose-built police station. Informational copies are attached. He said the option is to do a police station on the property we own beside the current fire department. He said this building will have the hardest of use because of the nature of the traffic. He said there are liability and safety concerns. Mr. Greenwood said we need to do a purpose-built building with low maintenance materials. **Motion was made by Scott, seconded by Pattillo to authorize an archectial contract for a purpose-built police station. Motion carried. Vote: 6 to 0.**

Discussion regarding roof replacement issues at new town hall

Sam Greenwood said Terry Dalton has discovered that the roof is leaking at the new town hall. He said we have three alternatives: (1) reshingle, (2) do a metal roof or (3) do an emergency patch. Copies of the bids are attached. Alderman Curtis said we do not want to patch the roof. **Motion was made by Handley, seconded by Pattillo to replace the shingles after the roof is inspected. Motion carried. Vote: 6 to 0.**

Aldermen's discussion time

Alderman Pattillo said what is the status of the phones and security at the new town hall? Sam Greenwood said we had asked Macon County to allow us to join their system as a tax equity issue. He said we will be unable to join their system. He said Smoky Mountain Systems will be doing the security and Karl Gillespie will be doing the phone system. He said a consultant would have cost more than the system.

Alderman Handley asked Sam Greenwood to share the status of the personnel plan. Mr. Greenwood said we are going to do a pay plan and description classification first. He said I plan to have this in place by January 1, 2009. He said this will become part of the personnel plan.

Department reports are attached.

Approval of tax release

Motion was made by Scott, seconded by Evans to approve the tax release. Motion carried. Vote: 6 to 0. A copy is attached.

November 3, 2008 meeting continued,

Adjournment

Mayor Collins adjourned the meeting at 9:25 P.M.

Joe Collins, Mayor

Janet A. Anderson, Town Clerk