City of Franklin
COMMON COUNCIL

City Council Chambers
70 E. Monroe St.
Franklin, Indiana 46131

Monday, March 21, 2011 @ 6:30 p.m.

Presiding Officer:	Mayor Fred Paris
Members Present:	Dr. William T. Murphy, President Mr. Joseph Abban Mr. Joseph Ault Mr. Kenneth W. Austin Mr. Stephen D. Barnett Mrs. Ann Gordon Mr. Stephen D. Hougland
Also Present:	City Attorney Robert H. Schafstall, Clerk Treasurer Janet Alexander and Clerk Treasurer's Assistant Kathy Cragen

Mayor Paris opened the meeting and asked the Clerk-Treasurer to call the roll. Dr. Murphy offered the invocation, which was followed by a recitation of the Pledge of Allegiance.

Mayor Paris stated that he & Mr. Ault would be leaving the meeting early at which time Dr. Murphy will preside as chairman.

Consent Agenda

Mayor Paris presented the consent agenda for approval.

- Approval of the March 7, 2011 Common Council Minutes

Mr. Murphy, seconded by Mr. Barnett, made a motion to approve the consent agenda as presented. The motion carried and the consent agenda was approved.

Old Business

Request for Approval of Sale of 55 W. Madison Street (Old City Hall)

Mayor Paris opened the discussion concerning the sale of the former Post Office and City Hall building located at 55 W. Madison Street which the Board of Public Works advertised and agreed to sell to the highest bid made by Mr. Earnest Gutting in the amount of $191,000 earlier this year. The matter is brought to the Council for approval pursuant to I.C.36-1-11-3. Mayor Paris reported that Mr. Gutting still would like to purchase the building but has no specific plans for its use. The alternate bidder and prospective developer Mr. Pete Grimmer has notified the Mayor that he is no longer interested in the project due to concerns that the City Council does not support his plans for the property. The Mayor stated that the City paid nearly $5,000 last year for utility services to the empty building. The Mayor asked for comments from the Council Members.

Mr. Barnett suggested that local non-profit agencies could consolidate in Old City Hall. He suggested grants could be used to fund the project and that the building should be listed on the national historic register. He said that several non-profits are interested in moving into this building. Mr. Abban agreed and stated that the building would be a good fit for the non-profit agencies. Mr. Austin stated that Old City Hall is a gem in the rough and a historically significant asset. He said he would like to see the local non-profits consolidate and use this building. Mr. Hougland stated that he is in agreement with the other members. Dr. Murphy stated that he would like to see concrete proposals maintaining the exterior of the building and how we might be able to facilitate the efforts of the local non-profits. Mayor Paris stated that it is his opinion that the non-profits should have a plan of how they can own the building and said that they should develop a plan showing how they can afford it. He objects to the City being in the lease rental business. A plan should come from the non-profit groups.

Mr. Ault encouraged the Mayor to allow public comment. The Mayor asked for public comments but asked the speakers to limit the comments to 3 minutes each.

- Franklin resident Ron Collins stated that he hopes the Council votes to turn down the sale. He suggested that FDC should be the first tenant of the building.
- Franklin resident Gary Moody also spoke in favor of the plans discussed.
- Franklin Heritage Executive Director Mr. Rob Shilts stated that the building is a significant structure and volunteered to help work with historic society if the building is not sold. Mr. Shilts also noted that he viewed the area as an entertainment area and noted he would have supported Mr. Grimmer's proposal.
- Franklin business owner Mr. Scott Graham speaking on behalf of Discover Downtown Franklin stated that the building could be used as a visitor's center, offices for the chamber of commerce, and house several different non-profits.
- Council Member Mrs. Ann Gordon stated that if grants are available to fund the remodeling project we should keep the building. She also stated that we should not be in the landlord business.
- Franklin resident Rob Henderson suggested that a Request for Proposals (RFP) and wants to be sure that the absolute best use is identified.

Dr. Murphy made a motion seconded by Mr. Austin to reject the current offer to purchase the building. The motion carried by voice vote. All members voted Aye. No members voted Nay.

Dr. Murphy stated that he will bring forward a proposal of the council to the next council meeting which will be formed by Dr. Murphy.

Mr. Barnett told the Mayor that he would have to help, informing him that the non-profits can't do this by themselves. He wants the Mayor to give input on how to make it work. The Mayor stated that funding is his biggest concern. The Mayor said he is confident that the non-profits will be able to come up with a plan of how to use the facility but he stated that he was concerned about the cost of repairing the roof, installing an elevator, remediation of the lead paint, and handicapped accessible restrooms. Mr. Barnett asked how the Mayor planned to fund the former G.C. Murphy building. The Mayor stated that in that instance there is 10,000 square feet of retail space on the first floor which could be used to fund the use of the second floor by the non-profits. This would have been the responsibility of the RDC. Mr. Hougland stated that we all have a vested interest in seeing that this works.

At 7:12 p.m. at the conclusion of this discussion Mayor Paris and Mr. Ault left for a 911 consolidation meeting and Council President Dr. Murphy took over.

New Business

Tax Abatement Compliance Reports

Director of Planning Krista Linke read presented a list of Compliance Reports and a discussion was held.

Mr. Austin made a motion to approve all the EDC resolutions listed in the memo (submitted by Krista Linke),

- C 2011-03 Overton Industries (Resolution 2005-19)
- C 2011-04 Overton Industries (Resolution 2001-06)
- C 2011-06 Franklin Tech Park (Resolution 2004-05)
- C 2011-07 Pridgeon & Clay (Resolution 2000-08)
- C 2011-09 Caterpillar (Resolution 2005-01)
- C 2011-10 Caterpillar (Resolution 2005-03)
- C 2011-11 BCC Products (Resolution 2007-07)
- C 2011-12 BCC Products (Resolution 2007-15)
- C 2011-13 Superior Essex (Resolution 2005-20)
- C 2011-14 Nitrex (Resolution 2000-17)
- C 2011-16 Laugle Properties (Resolution 2005-14)
- C 2011-17 Laugle Properties (Resolution 2008-06)
- C 2011-18 Laugle Properties (Resolution 2008-07)
- C 2011-19 Dualtech (Resolution 2008-03)
- C 2011-20 NSK (Resolution 2005-04)
- C 2011-21 NSK (Resolution 2005-10)
- C 2011-01 Midstate Manufacturing (Resolution 08-22)
- C 2011-02 Wertz Timber & Veneer (Resolution 2007-02)
- C 2011-22 Holbrook Manufacturing (Resolution 2007-14)
- C 2011-25 Indiana Hydraulic Corp (Resolution 2006-08)

Mrs. Gordon seconded this motion. The matter was put to voice vote and the motion carried.

Introductions

Proposed Tree Board Ordinance(s):

Ordinance Number 11-02 of the City of Franklin, Indiana An Ordinance To Protect The City's Tree Resources

Ordinance Number 11-03 of the City of Franklin, Indiana An Ordinance Establishing Fees, Fines, And Bonding And Certification Requirements For The Protection The City's Tree Resources

City Attorney Rob H. Schafstall stated both ordinances are presented for introduction only. Tree Board Secretary Debbie Swinehammer was available to answer questions. A discussion was held.

Other Business

There was no other business presented.

Announcements, Presentations & Council Member Comments

Clerk Treasurer Janet Alexander presented the report of encumbrances from 2010 to 2011. She stated that the Department of Local Government Finance (DLGF) and State Board of Accounts (SBOA) recommend that this information was provided to the Council. The Clerk Treasurer asked the Council to accept the report provided.

Mr. Hougland made a motion to accept the encumbrance report as presented by the Clerk Treasurer, seconded by Mrs. Gordon. The motion was put to a voice vote and the motion carried.

The Clerk Treasurer also stated that her office incurred expense of $200 for meeting packet delivery to the homes of Council Members in 2010 and because the price of gasoline continues to rise she has decided to look for ways to reduce this cost including: emailing the documents and or requesting that the Council Members be responsible to pick up the packets themselves on the Friday prior to the meeting date.

Mr. Hougland introduced Craig Wells of the FDC. Mr. Wells reported that in the next few weeks a contractor will be ranking the exterior facades of buildings by degree of need for restoration. He also stated that he will be kicking off a community marketing campaign in early April. He reported that the FDC has applied for a tourism grant through the Bowen Center at Ball State. He also reported that FDC will host a spring workshop focusing on landscaping led by local landscape architect.

Mr. Gary Moody stated that he is concerned about lack of planning for the flood buy-out area.

Adjournment

A motion and a second were made to adjourn. As there was no further business to come before the Common Council, the meeting adjourned at 7:35 p.m. The next regular meeting will be held Monday, April 4, 2011 at 6:30 p.m.

Respectfully submitted,
Janet P. Alexander, Clerk-Treasurer

Enrolled: March 30, 2011 Approved by Common Council: April 4, 2011