

**City of Franklin Common Council  
Regular Meeting Minutes  
June 3, 2019**

The regular meeting of the Common Council of the City of Franklin, Indiana was called to order at 6:00 p.m. at City Hall, 70 E. Monroe Street, with Mayor Steve Barnett presiding. Council members Joseph Abban, Kenneth Austin, Daniel Blankenship, Andrew Eggers, Danny Richards and Richard Wertz answered roll call. Clerk-Treasurer Jayne Rhoades, Records Clerk Kathy Cragen, City Attorney Lynnette Gray were also present. Councilor Bob Heuchan was absent.

Councilor Wertz offered an invocation. Mayor Barnett opened the meeting and asked the Clerk-Treasurer to call the roll. Mayor Barnett led the recitation of the Pledge of Allegiance.

**Announcements, Presentations & Public Comments**

City Engineer Mark Richards introduced two interns that will be working in the Planning & Engineering Department this summer. Olivia Norris who is a sophomore at Valparaiso majoring in civil engineering, & Hunter Gross who is a sophomore at Purdue majoring in civil engineering. Mr. Richards also introduced the new Project Manager for the Planning/Engineering Department Alec Myers who recently graduated from Valparaiso.

**Consent Agenda**

Mayor Barnett presented the consent agenda for approval.

- Approval of the May 20, 2019 Common Council Minutes

Councilor Eggers made a motion to approve the consent agenda as presented, seconded by Council President Austin. A voice vote was taken with all members stating aye. The motion carried.

**Old Business**

Council President Austin made a motion to read all old business by title only, seconded by Councilor Eggers. A voice vote was taken with all members stating aye. The motion carried.

**Public Hearing**

**Common Council Resolution No.: 19-06 Approving a Lease Between the City of Franklin Redevelopment Authority as Lessor & the City of Franklin Redevelopment Commission as Lessee, and Pledging Local Income Tax Revenues - Tabled from Previous Meeting - RDC**

Attorney Rob Schafstall came forward to introduce this resolution. Mr. Schafstall stated this resolution has been changed since it was originally introduced, from Jefferson St. to North Main St. Mr. Schafstall stated that the RDC is trying to borrow ten million dollars, and the Indiana Constitution states a city can't borrow more than two percent of its assessed total evaluation, which for the City of Franklin would be 6.4 million as a cap on the obligation bond. Mr. Schafstall stated we can create a lease that doesn't count as the two percent debt cap. This resolution is set up to get around this tax cap, and he is asking the Council to pass this resolution that would allow this project to move forward. Mr. Schafstall stated this resolution is consenting to transfer N. Main St. to the Redevelopment Authority (RDA) in order for the RDA to lease this area to the Redevelopment Commission (RDC) for 25 years. The amount of TIF money each year is the same amount of money that the RDA has to pay to the bond holders. When the bond is paid off this area will revert back to the city. Mr. Schafstall stated that we must pledge local income taxes to the bond issuer, but the intention is to use the TIF money from the Kroger & Meijer developments to pay the bond. Mr. Schafstall stated that he had talked to Jeff Peters the City Financial Advisor, and he has stated this project is doable at this time. A discussion was held. Mr. Schafstall stated the ten million would be divided in two, for engineering of the US31 redo in coordination with INDOT, and the other half would be used for the Young's Creek Trail Redevelopment, Amphitheater. Park & Event Venues. He stated that timing if this is approved tonight would be a Public Hearing on June 18<sup>th</sup> at the RDC meeting, and then close on the bond in the middle of August. Mayor Barnett opened the floor for public hearing, Lisa Litner from Johnson County Library stated their financial advisor stated that a geo bond would not work like this for the Library. Mr. Schafstall stated this is not a geo bond. No other questions were asked. Mayor Barnett closed the public hearing. Councilor Wertz made a motion to approve, seconded by Council President Austin. A voice vote was taken with all members stating aye. The motion carried.

### **New Business**

Councilor Eggers made a motion to read all new business by title only, seconded by Councilor Abban. A voice vote was taken with all members stating aye. The motion carried.

Mayor Barnett stated the next three items go together, and explained what they were for. Community Crossing Grant (not in total) (match) \$1,000,000; MVH \$500,000; BOW \$225,000; LRS \$175,000 for a total of \$2,000,000.

Contracted: Alley Work \$400,000; Paving \$200,000; Roundabout \$300,000; Main Street Parking \$27,000; Active Adult Center Bus \$50,000; Shrewberry (amphitheater) \$100,000, for a total of \$1,077,000.

Potential Projects: Paris Estates Concrete \$250,000; RailRoad Arms \$250,000; RejuvTec – Road Maintenance \$100,000; Crack/Seal – Road Maintenance \$75,000; Dumpster Enclosures \$100,000 for a total of \$775,000, for a grand total of all projects of \$1,852,000.

The Mayor stated the Funding Sources would be: 2016 LOIT Special Distribution \$366,405.17; 2019 LIT Special Distribution \$522,495; Rainy Day \$775,000; & BOW \$175,000 for a total of \$1,838,900.17. Mayor Barnett stated that the Current Rainy Day Balance is \$4,693,705.84 minus the appropriation of \$775,000 which would leave a balance of \$3,918,706.84.

**Common Council Budgetary Ordinance No.: 19-07 An Additional Appropriation from LOIT Special Distribution Fund in the amount of \$366,405.17** - Mayor Barnett stated this is for introduction only this evening, and will be advertised, and brought back at the next meeting for approval.

**Common Council Budgetary Ordinance No.: 19-08 An Additional Appropriation from Rainy Day Fund in the amount of \$775,000.00** - Mayor Barnett stated this is for introduction only this evening, and will be advertised, and brought back at the next meeting for approval.

**Common Council Budgetary Ordinance No.: 19-09 An Additional Appropriation General Fund in the amount of \$522,494.00** - Mayor Barnett stated this is for introduction only this evening, and will be advertised, and brought back at the next meeting for approval.

**Redevelopment Commission Annual Report** - RDC Attorney Rob Schafstall came forward to present the annual RDC report for 2018. Mr. Schafstall stated that City Financial Advisor, Jeff Peters prepared a tax impact analysis which Mr. Schafstall passed out to the council. Mr. Schafstall stated that the last page states the RDC is capturing real estate taxes in allocation areas which gives them several million dollars a year. He also stated that Franklin Townships assessed value is \$76,479,528; Needham Township \$78,195,260 assessed value. Long-term plan for allocation areas are: nothing to change; spending money been online for years for economic development plan, I65 interstate plan; downtown development plan; Budget for allocated property taxes is working document with pending projects – scheduled to spend more money than we have coming in this year. Spreadsheet shows how money is being spent. Some projects will be done next year when more money has come in. Lisa Litner of the Johnson County Library asked if there are plans for any new TIF districts that will come along in the future. Mr. Schafstall stated he was not aware of any new TIF districts at this time.

### **Other Business**

There was no other business presented.

**Council Comments**

Council President Austin asked the City Engineer when Phases 8 & 9 will be finished. City Engineer Richards stated it is on schedule to be completed in October.

Mayor Barnett stated the Police Department has written 156 truck violation tickets in the last 6 months. Police Chief Cochran stated that some damage was done by a truck today on Duane Street that hit a pole, and damaged a home.

City Attorney Gray stated that to date we have collected for all damage that has been caused by trucks.

**Adjournment**

As there was no further business to come before the Common Council, a motion and a second were made to adjourn at 7:03 p.m.

Respectfully submitted,

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Jayne Rhoades, Clerk-Treasurer  
Enrolled: 6/10/19

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Steve Barnett, Mayor

Attest:

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Jayne Rhoades, Clerk-Treasurer