



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

January 18, 2022

Members Present:

Richard Wertz	President (via Zoom)
Anne McGuinness	Vice President
BJ Deppe	Secretary
Ken Austin	Member
Paul Buening	Member
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:00 am.

Approval of Minutes

BJ Deppe made a motion to approve the December 21, 2021 minutes. Paul Buening seconded. Passed unanimously by roll call vote, 5-0.

Election of Officers

- President – Mr. Deppe nominated Mr. Wertz. Ken Austin seconded. Passed unanimously by roll call vote, 5-0.
- Vice President – Mr. Austin nominated Ms. McGuinness. Mr. Buening seconded. Passed unanimously by roll call vote, 4-0, with one abstention by Ms. McGuinness.
- Secretary – Mr. Austin nominated Mr. Deppe. Mr. Buening seconded. Passed by roll call vote, 4-0, with one abstention by Mr. Deppe.

Old Business

New Business

Shell Gas Station located at 237 W. Jefferson Street – Tim Allen – He announced the plans for a Shell gas station coming in to replace the Admiral station. There is a need to place a sidewalk connecting down to the city's parking lot off the east side of the building. There is an additional need to allow for a storm sewer to connect with an existing storm sewer that crosses over into the amphitheater's property. Mr. Allen identified the parking lot to the east and just southwest of the building a drive over to Jack's Donuts. There is a 24-inch storm sewer running from the amphitheater property directly north through the proposed building. They would like to tie back in to that storm sewer as well as placing a sidewalk that would tie in to the city's parking lot. They are requesting RDC approval to allow these developments on city property.

Senior Planner Joanna Tennell explained that the parking lot is owned by the RDC so any improvements on that property must have RDC approval. The current Admiral station runs north and south on the east side of the property. The Shell station running east and west, coming out on the east side with a door out letting on to the parking lot grass area. They are proposing the installation of a walkway through the grass area and island that outlets in to the paved area owned by the RDC. They need RDC approval for the improvements. Mr. Austin asked if liability and insurance for the rail prime for skateboarders is on the Shell station or on the city. Ms. Tennell responded that that is why they are appearing this morning. She additionally commented that the property is in the flood plain so the building has to be somewhat elevated which requires the ramp to be there in order to meet ADA accessibility. Mr. Austin was supportive of the project. Ms. Tennell added that all approvals have been given with RDC approval being the last one needed.

Mr. Allen offered that brackets can be placed on top of the rail to prevent skateboarders riding down it. Mr. Deppe suggested deeding them the property needed with the liability on the station and not the city. Mr. Schafstall responded that if RDC continues to own the property with the granting of an easement, a written agreement should be made requiring them to maintain satisfactory insurance. If the property is deeded, there is a process to deed to an adjoining landowner. Either option would require another meeting. Mr. Schafstall advised deeding the property so RDC maintains no connection. Mr. Deppe is in support of the project moving forward, but wants RDC to sign off. Ms. Tennell said all construction plans are submitted without any permits being issued. She asked if RDC was comfortable allowing construction to begin. The sidewalk portion would be near the end of the project. Mr. Deppe agreed to allow work to begin as long as the sidewalk details can be worked out. Ms. Tennell said the permit could be issued with that stipulation. Ms. McGuinness supported that. Insurance is currently maintained through the RDC.

Mr. Wertz made a motion to move forward and have Mr. Schafstall and Krista Linke look in to the insurance piece. Motion passed by roll call vote 4-0 with an abstention by Mr. Deppe.

Young's Creek Park (Amphitheater Project) Update: Mark Richards and Trent Newport – Continuing over the winter as weather allows will be final dirt moving and six or seven more concrete pours around the amphitheater building. Additionally, there will be top coat of some of the asphalt layers, siding areas and minor grading, all temperature sensitive and will be completed in April in time for the opening event scheduled for May. Inspections are continuing but not finalized at this time. Ms. Linke explained that there was concern over the ongoing inspection cost since the project was taking so much longer. Mr. Newport advised that they are at the end of CrossRoad's inspection budget. Their estimate is that another \$30-50,000 will be required to finish the project. The project delays are what has required more time from CrossRoad. Mayor Steve Barnett advised that this can be handled through the Board of Works. City Engineer Mark Richards also explained of some change orders and unforeseen issues that have stretched the timeline out. The total project cost after change orders was increased to \$5,837,082 apart from design contract and inspection budget and items paid for out of other budgets such as splash pad and playground. A number of change orders will be paid through the Parks Department.

Resolution 2022-01: Utilities and Maintenance Expenses for 2022 (\$35,000) – A public hearing was held with no respondents. Mr. Deppe made a motion for approval with a second from Mr. Buening. Motion passed unanimously by roll call vote, 5-0.

Resolution 2022-02: Legal, Financial, and Professional Services Fees and Expenses (\$50,000) – A public hearing was held with no respondents. Mr. Austin made a motion to approve. Mr. Buening seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-03: Required Bond Payments Relative to the 2019 Lease Rental Revenue Bond (\$587,500) – A public hearing was held with no respondents. Mr. Buening moved to approve. Mr. Austin seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-04: Required Bond Payment Relative to the 2015 TIF Bond (\$1,352,151) – A public hearing was held with no respondents. Mr. Deppe moved to approve. Mr. Buening seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-05: Yandes Street Rehabilitation Project (\$672,900) – Mr. Richards reported this to be on the schedule for the February letting. The originally estimated project local match is \$400,000. It includes the full amount of inspection which is approximately \$250,000. There was a needed supplement for design fees of \$24,500 to resubmit final tracings, make design revisions and resubmit the project to INDOT. Mr. Deppe remembered a shortfall discussion at last meeting and asked if that had been addressed. Mr. Richards assured it had by assigning some costs to the Board of Works. Additional funding of \$530,000 was also secured from the project MPO. Ms. Linke also explained that originally \$248,000 was going to be 80% reimbursed for the inspection and that is no longer to be reimbursed. That creates an additional cost of \$200,000 to the RDC. Stormwater related features will also be paid for through the stormwater fund. A public hearing was held with no respondents. Mr. Austin made a motion for approval. Mr. Buening seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-06: Jim Black Road (\$114,925) – Mr. Richards identified this to be for acquisition of right-of-way. Phase one right-of-way has already been acquired. Phase two will be bid next week. Phase three will be bid as an alternate at the same bid opening. Phase two completion is projected for July. Phase three will be constructed in 2023, also for completion in July. A public hearing was held with no respondents. Mr. Austin made a motion for approval. Mr. Buening seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-07: Commerce Drive and Graham Road Right-of-way (\$6,600) – Mr. Richards explained four parcels to be acquired for this roundabout project. It goes to bid opening next week. Two parcels have been acquired and closed on with the last two remaining. A public hearing was held with no respondents. Mr. Buening moved for approval. Mr. Austin seconded. Passed unanimously by roll call vote, 5-0.

Other Business

December 2021 Financial Reports – Ms. Linke added another column to show encumbered resolutions. She explained about property taxes. Cash balance at yearend was just over \$2.5 million.

US 31 TIF Bond – Six million dollars has been spent. Still invested is \$408,852. The remaining appropriation is \$2.67 million. The negative bond balance is \$975,000.

US 31 TIF District – Ending cash balance was just over \$1.3 million. Projected fund balance at year end 2022 is \$715,000. Mr. Deppe asked if right-of-way purchase along US31 has actually begun. Ms. Linke and Mr. Newport confirmed.

January 2022 Cash Flow Analysis Worksheet – Encumbered resolutions are listed. All 2021 expenditures are reported and all anticipated 2022 expenditures. 2023 was also added to the report. Total spent in 2021 was \$4,218,000. Planned in 2022 is \$4,900,000. Planned for 2023 is \$2,487,000.

Public Comment and Announcements

Rosie Chambers announced the State of the City address is moved to March 10.

Amanda Rubadue reported activity has picked up after the first of the year. They are working on a virtual familiarization tour.

Dana Monson said she is starting this year's compliance work for tax abatements through the Economic Development Commission.

Adjournment

Respectfully submitted this 15th day of February, 2022.

Richard Wertz, President

BJ Deppe, Secretary