

FRANKLIN CITY COUNCIL
SPECIAL MEETING
FEBRUARY 24, 2018

Members of the Franklin City Council met in special session on Saturday, February 24, 2018, 9:00 a.m. at the Franklin Fire Department conference room, Mayor Hall presiding.

Roll call showed:

Denny Centers	present
Paul Ruppert	present
Brent Centers	present
Todd Hall	present
Michael Aldridge	present
Debbie Fouts	present
Matt Wilcher	present

Present: Sonny Lewis, City Manager; Barry Conway, City Engineer; Russ Whitman, Police Chief; Ross Coulton, Assistant Safety Director; Jonathan Westendorf, Fire Chief; Lynnette Dinkler, Law Director; Karen Ervin, Finance Director and Jane McGee, Clerk of Council.

Also present: Liz Buchanan; Peggy Darragh, Executive Director of the Franklin Chamber; and Rodney Roberts & Amy Johnson, Forever Franklin. Mr. Ed Richter, Middletown Journal, was also present.

Mayor Hall thanked everyone for coming. He noted that change doesn't happen quickly, takes time and that we have done a lot to date.

Mr. B. Centers presented a power point presentation, noting the following:

Last year's (2017) top 3 work session items that were accomplished: Downtown – Forever Franklin was created; Parks & Pool -Phase 1 of pool renovations & plans for park expansion; and I-75/SR 73 – approved new 'Welcome Sign' to the City.

School Resource Officer. The School Resource officer will work for the schools for 9 months and works for the City for 9 months and costs will be shared by the City and the School.

Department presentations will be as follows: Police Department, the first Council meeting in March; Fire & EMS, 2nd Council meeting in March; and Public Works, 1st Council meeting in April.

Forever Franklin, Amy Johnson & Rodney Roberts. Mrs. Johnson, Chair of Forever Franklin, thanked Council for recognizing the needs of the downtown. Their goal is to enhance & promote the downtown. They have the following committees: Economic Vitality, Brian Graves Chairman; Design, Holly Fedders, Chairman; Promotion, Brent Centers Chairman; organization, Peggy Darragh Jeromos, Chairman.

Last year they had a downtown clean-up; helped with Fall Fest and the Homecoming Parade. They have established their bylaws, are a not for profit business, joining the Franklin Area Chamber of Commerce and they are working on obtaining a 501c-3.

Mr. Rodney Roberts, Vice Chair, thanked Council for their support. Upcoming projects are: trash cans & benches downtown; movies in the downtown park; possibility of 2-way Main Street; recruiting volunteers

and are planning a mural walk. There was some discussion on the requirements for the 501c-3. Mayor Hall stated change does take time. We appreciate what you're doing and thanked them for the update.

Discussion followed on the status of the outdoor map sign (working on); where will the movie in the park downtown be (working on, don't have a site yet); status of getting the house behind the City Building (working on) and updating the mural on 3rd Street and status of the Texaco sign (working on).

Mrs. Fouts added we need to go ahead with trash cans, benches, etc. Mayor Hall stated we need to work with the committee to get that done. They need to do it and be recognized for it.

Discussion continued and Mr. B. Centers explained the process of the obtaining the 501c-3.

Mural Tours & Farmers Market. Mr. B. Centers explained the mural tours will be done this year in conjunction with the Farmer's Market. Mrs. Peggy Darrah-Jeromos gave an update on the Farmers Market and noted that the Chamber and City have worked together on this since the beginning. She stated the Farmer's Market will be 9 a.m. to 1 p.m. this year, and for the same length of time. We are looking for food trucks, want to have live music and rotary will help with set-up. Discussion continued on: permanent sign is needed (working on); 'dogs on leash' sign needed; vehicle needed for the mural tour for those that can't walk; possibility of sponsors for the tours; and need to check if liability insurance is needed.

Age Restricted Residential Housing Development. Mr. B. Centers explained the requirements; the cost submitted was high; and a new RFP will be put out. Mr. Lewis described the issues that we are facing – area is small, home size is a question, want it to look nice, street size, sidewalks, and turning radius are issues. It's a small area to try and get this development in. The first time, we had no bidders and the second time, we only had 1 bidder but they didn't meet the specs. We will be meeting again to discuss.

Mayor Hall stated if we can't do it per City standards or what we want it to be, we shouldn't do it. Mr. B. Centers added this is just an update - can lower it to 25 units.

HOPE for Franklin Project. Chief Westendorf stated this is the HOPE program – Heroin, Opioid, Prevention, and Education Program and has been presented at a Council meeting. We are seeking funding for updating the Fire Station; \$250,000 State funding and approximately \$100,000 City cost. Chief Westendorf reported that we applied for & received \$30,000 for quick response team and applied for grants for DAWN kits. Also, have applied for \$225,000 thru Warren County, but don't know if we will receive it.

Mr. Aldridge stated that the program sounds awesome, but doesn't like the needle exchange program. Chief Westendorf explained that part is down the road, we're not doing that now.

Mayor Hall called for a recess at 10:25 a.m. and he resumed the meeting at 10:45 a.m.

Judge Ron Ruppert, newly elected Judge, stated he thinks it's good to maintain a relationship with Council. He noted that things are different now; i.e. now doing written endorsements of rights & waivers; changed process for OVI's; changes to security of office; starting Court on time; to operate more efficiently; January revenues are more than a year ago; now doing warrant blocks; Drug Court has approximately 19, graduated 5 in December and he explained how it works. Judge Ruppert explained how property maintenance cases are handled now. There was discussion and Judge Ruppert noted that he's implementing some changes.

Cohen Update. Mr. Lewis stated that Cohen is in Court about the property next to Pacey's property that they just acquired; have some equipment to replace at Mindlin's and we need to be patient with them to do the improvements that they've proposed. They have put aside money for the improvements and think we can partner with them to do something with that property. Mr. B. Centers stated we currently own the laundromat and Debo's across the street. He asked do we want to purchase other properties in this area.

There was discussion on the properties in this area. Mr. D. Centers noted that the Economic Development Council Committee has talked about purchasing properties. We are talking with HNB about a property and have also talked to Mr. Bray.

Mr. Lewis stated that Council has said to get whatever property we can. If we can get the properties we don't own, will recommend to you to purchase. We are working with Cohen on the BoxBoard property and that will make an improvement at that corner. Discussion continued on the properties and if we can obtain the properties, then we will control that corner.

Mayor Hall stated we've talked a lot about what we can do and now we may have the opportunity to do that – will be a good opportunity to do what we want.

Mr. Wilcher added that's key to do, to control that corner. Mr. Aldridge added if we own the property, we can market it. Mr. Ruppert stated that is a high traffic area and will be a good opportunity if we can obtain it.

Mr. Lewis stated that this is a great opportunity for this area and it's the City's responsibility to do this. Consensus of Council agreed – to obtain the property and clean it up.

Community Pool. Phase I is to paint, new fencing, and locker room renovations. Mr. Lewis explained the improvements done last year and we also received \$6,000 from Duke for improvements. Phase II is to replace the concrete decking & piping with the grant that we've received. Phase III is to replace the filter system. Phase IV is should we consider Phase VI during the Phase II renovations. Mr. D. Centers stated we need to put in piping for a future splash pad. Mr. Lewis stated we can do that if that's what you want to do. Mr. Hall stated after Phase III, we need to put money back and use grant money for the Park expansion. We can do aesthetic improvements and the decking and piping is the concern now. We need to re-evaluate what we want after the improvements and start putting money aside for future improvements. Mr. Lewis added there's a lot involved with a splash pad and also high maintenance costs.

Mrs. Fouts added that we need to market the pool. Mayor Hall stated we need to look at raising the cost to rent the shelters, consider a slide, a rock wall and more shelters. He questioned if we need a splash pad as they have maintenance issues and upkeep is high cost. Mr. D. Centers stated maybe we need to spend the money elsewhere – not on a splash pad and more shaded areas are need. Mr. Lewis added he doesn't know if grant monies can be used for shelters. Mrs. Fouts stated maybe the money from the Eichholz Park land sale can be used. Mr. Lewis asked about how to reach people. Mr. Wilcher stated we need to use social media – need to work on getting the information out to the public. Discussion followed on signage and social media, etc. Mrs. Dinkler suggested a food truck rally for Forever Franklin. Mr. D. Centers added we need to utilize the Warren County vocational Schools. Mr. Wilcher noted a maintenance plan for the pool is needed. Discussion continued with Mayor Hall explaining the history of the Pool and a plan for the pool is needed. Mr. Lewis stated we have to remember that we have a partner in this (the pool).

Parks Expansion. Mr. Lewis explained that the Park Council Committee has met with the Warren County Regional Planning Commission and they are putting together a plan with costs to do improvements in phases. We have also met with the Soccer Association and explained the proposed plan. We are moving

forward, have money in the Capital Improvement Fund and in the Dial Trust Fund. Also, we are applying for CPAC funds to do a traffic light and realign the road from the Park into Hampton Bennett (across the street).

I-75/SR 73 Interchange. Mr. Conway stated we are working on landscaping the ramps. We have issues with limited access; have to get a permit from the State and the process differs for each interstate. Mr. Lewis added we need to check with the State on drainage issues and what is allowed. Mr. B. Centers stated the SR 123 interchange will be expensive. Mr. Lewis stated the issue is with the slope and drainage. The SR 123 interchange is currently landscaped, and we have issues. Mr. Conway stated he will check on drainage issues. Mr. Aldridge & Mr. D. Centers stated we should start with the SR 73 interchange first.

City Entrance Sign. Mr. B. Centers stated the bids received were \$26,000 to \$33,000. Mr. Lewis added that one of the contractors wanted money up front and the cost was below \$25,000.00. We are going to check his work and have no problem saying we will pay for the materials. There was some discussion on the Warren County Career Center doing the sign. Mr. D. Centers added we need to utilize the WC Career Center. Discussion continued on which proposed sign to use (the approved sign or the potential sign which is more expensive); need a sign like City of Middletown's (digital) which will be expensive. Mr. Lewis stated he will proceed with a sign similar to Middletown's, unless he hears differently. Also, discussed where to put the sign, as we have several entrances to the City and electric will be needed. Mr. Lewis stated that SR 123 from Lebanon into the City, can't put a sign like this in that area; do you want another sign at the Park; and SR 73 warrants a nicer sign. Consensus is to get pricing on digital/combo signs.

Luke Kennard Signs. Mr. B. Centers stated that the Luke Kennard signs that were put up were stolen and we haven't replaced them. Also, proposed signs for organizational listings and interchangeable signs were discussed. Consensus is to put the Luke Kennard signs up and see what happens.

Overpass Bridge Sign – 4th Street over I-75. After some discussion Mr. Lewis will get a cost for a basic sign – “Welcome to Franklin”.

Section Eight Housing – Renter Accountability. Mr. B. Centers asked do we want a ‘renter inspection program’ and/or a ‘landlord requirements program’. Also, can we limit Section 8? Mr. Lewis stated that Warren County issues 798 vouchers with 292 vouchers in Franklin, most for apartment buildings. The Section 8 standards for upkeep are high. Discussion continued on the voucher program and properties that aren't Section 8. Mrs. Dinkler stated that renters under Section 8 have more protection, accountability and restrictions. All landlords have to comply with our codes, county codes, and Health Department codes, etc.

Personnel. Possible positions: Assistant to the City Manager; part-time person at the front desk; part-time person in the Water Department; part-time person and a seasonal person in the Finance Department. Also, eventually, will rotate part-time positions. Also, Mr. Lewis and Mrs. Dinkler are doing the insurance claims; Mr. Lewis is doing the insurance claims and Mrs. McGee is doing the committee meeting minutes. Mr. Aldridge asked the status of the School Resource Officer. Mr. Lewis explained that he has met 2 times with the Dr. Mike Sanders, Superintendent, and he is in favor of having a school resource officer for one year, but hasn't discussed it yet with the School Board. Mr. Ross Coulton, Assistant Safety Director, stated he will be meeting with Mr. Rodney Roberts, Business Manager, about security at the schools.

Moving Forward. Mr. B. Centers asked how Council wants to proceed: have another work session in the summer; legislation at the 1st meeting and work session items at the 2nd meeting of each month; quarterly

update from Committee Chairs for project progress or continue with current status. Mrs. Fouts stated we need to meet more than once a year and need to have goals. Mr. Aldridge stated he doesn't mind meeting separately on topics. Mr. Wilcher stated we need to have a second work session in the summer with goals. Mayor Hall stated he will meet with Mr. B. Centers to review and appreciate what he's done. He wants feedback from Council and thoughts of today to him as it takes time do this. We'll take suggestions and how/when to meet and then decide how to proceed.

Mayor Hall continued he appreciates everyone coming and will let you know how we'll proceed.

Mr. B. Centers made the motion to adjourn; seconded by Mr. D. Centers. The vote:

Paul Ruppert	yes
Brent Centers	yes
Todd Hall	yes
Michael Aldridge	yes
Debbie Fouts	yes
Matt Wilcher	yes
Denny Centers	yes

Motion passed.

Mayor Hall adjourned the meeting at 1:12 p.m.

Todd Hall, Mayor

Jane McGee, Clerk of Council



Franklin City Council 2018 Annual Work Session

Location: Franklin Fire Station

February 24th, 2018

9:00 a.m. – 12:00 p.m.

1. Last year's (2017) Top 3 agenda items and accomplishments:

- 1) Downtown – Forever Franklin
- 2) Parks/Pool – Phase 1 of pool renovations and secured \$105K for Phase 2 + plans for park expansion
- 3) I-75/SR 73 Interchange – Approved new Welcome Sign to the City



2. Presentations

- **Forever Franklin** – Amy Johnson and Rodney Roberts on the condition of downtown, *Forever Franklin's* accomplishments in 2017, the projected projects for the coming year, and what *Forever Franklin* would like to see from the City in respects to Downtown.
- General **Economic Development** update (Sonny)
- **Age-Restricted Residential Housing Development** project (Sonny)
- **NIC** – Before and after *Property Maintenance Reports* since Council's request that they become less lenient (Sonny)
- **Update on the Courts from Judge Ruppert** (this presentation will be toward the end of the work-session due to a conflict of time)
- For sake of time, Department presentations will be as follows:
 - 1st Council meeting in March – Police
 - 2nd Council meeting in March – Fire & EMS
 - 1st Council meeting in April – Public Works

Current Business:

3. Downtown

- Plans for City owned property (Sonny)
- Corner of 6th Street and Riley Blvd.
 - Where are we currently with Cohen
 - Plans for property adjacent Dollar General (where the old laundry mat is)

- Murals - Guided walking tours of the murals in conjunction with the Farmer's Market
 - Mural tours would end with a discounted lunch at one of the local Downtown eateries
 - Pissanello's Pizza
 - Franklin Tavern
 - Scruffy's Hot Dogs
 - Trashcans, benches, two-way street, movie-in-the-park Downtown, etc.
4. Parks – Pool / Park Expansion project (Sonny & Karen)
- Pool
 - Phase I – Locker room Renovation, new fencing, new paint, etc.
 - Phase II – What exactly are we doing with the \$105K (concrete/plumbing)
 - Phase III – Filters (estimated cost)
 - Phase IV - Plans / should we consider Phase IV during concrete renovation of Phase II
 - Park Expansion
 - Phase I – Timeline, plan, and budget
 - Phase II – Plan
 - Phase III – Plan
5. I-75/SR 73 Interchange
- Landscaping the ramp
 - Explanation of State Statute for Limited Access off I-75 and what we are allowed to do
 - What would Council like to see done within these restrictions
 - Where are we on the new Welcome sign (Sonny)
 - Luke Kennard signs (Sonny)
 - Overpass bridge decoration over I-75 on 4th Street
6. Renter Accountability
- Laws on Section 8 Housing (Lynnette)
 - Renter Inspection Program/ Landlord requirements (Lynnette)
7. Personnel
- Assistant to the City Manager
 - 1 full-time part-time employee and 1 seasonal employee
 - Law Director/contracting Law
 - Myra's position