

January 25, 2017

BOARD OF FRANKLIN COUNTY COMMISSIONERS

Meeting Location: Franklin County Annex Building Commission Chambers

Chair Waymire called the meeting to order at 8:30a.m.

Roll call: Chair Colton Waymire present, Vice Chair Randall Renoud present, Commissioner Richard Howard present, Commissioner Richard Oglesby present, Commissioner Roy C. Dunn present.

Chair Waymire asked all in attendance to stand and join him in the Pledge of Allegiance.

Invocation was led by Commissioner Oglesby.

Public Comment:

Norman Wooge, 3790 Pawnee Rd, Ottawa- suggested alternate locations to put the asphalt company that wants to located in Franklin County. He suggested a place out by Penny's or north of town by the other asphalt company.

Gene Hirt, 107 Jefferson St, Pomona- said that Pomona is not doing their job by getting the county the law enforcement contract for the county to approve. He said the proposed location of the asphalt company is the wrong place and should be placed on Tennessee Road. He also wanted to honor Don Hay in his passing as an inspiration and an advocate for the people during his time on the Franklin County Commission.

Commissioner Oglesby moved and Commissioner Howard seconded to approve the consent agenda as follows: minutes from the meeting on January 18, 2016 and tax change orders in the amount of \$795.12. All voted "yes".

Mike Works with Leisure Real Estate gave a presentation on a proposed Holiday Inn Express hotel with 80-85 rooms. Two locations have been proposed. The primary location would be the Taylor land on Princeton St next to the I-35 on ramp south bound. The secondary location would be on 23rd Street, behind the Super 8 hotel on the Meharry land. To use the Taylor land, there would be added expenses to put a road in behind Taco Bell to access the location and additional site work that would require additional funding. The proposition would close the gap between cost to build and value after the build by using 3% of the Transient Guest Tax generated by the hotel for a period of ten years.

James Oltman, Franklin County Development Council Director, discussed the work being done by the city and FCDC to help move this project move along. The city is working on a TIF District for the project area and have proposed to the developer the possibility of a meeting space being added to the project for an incentive to the city/county to help with the project. The proposed meeting space would hold 50-75 people and would be available for rent by the public.

Public Comment:

Patricia Claussen, 515 W 2nd St, Ottawa- said that other hotels in the area are not busy. She said he won't pay what he says he will pay or everyone will be lining up for jobs and she will be first in line. She said the builders will not be local. She said she contacted the state and they said that the county cannot use TGT Funds for this purpose. She said there are five motels in town that have changed hands many times because they couldn't make ends meet. How many hotels will close if this hotel goes in?

Sunny Patel, 2335 S Oak, Ottawa- said that occupancy has never gone up and wonders how many other hotels will close if this hotel goes in.

Mike Works responded to the public comments. He said his company will pay the wages they have stated and hopefully it will bring other wages up in town. He said this hotel will hopefully bring other amenities also.

Derek Brown, Interim Administrator, asked Mr. Works if he would be open to a counter offer. Mr. Works responded by saying that he could have asked for all the TGT for the ten years, but only needs the three percent to make his model work so he would like to stick with three percent. He estimated that his hotel would bring in \$100,000-120,000 per year in TGT. Commissioner Howard said he thought three percent for five years seemed like a fair plan.

Commissioner Oglesby moved and Commissioner Renoud seconded to table a decision on the use of Transient Guest Tax for a proposed hotel plan to receive more information at a later date. All voted "yes".

Staff reports were given by Janet Paddock, County Clerk and Derek Brown, Interim Administrator.

Commissioner Howard moved and Commissioner Renoud seconded to enter into Executive Session for a matter of Attorney Client Privilege with the Commission and Derek Brown for 45 minutes after a 5-minute recess. The session will start at 9:50a.m. All voted "yes".

The Commission reconvened at 10:35a.m. No action taken.

Commissioner Renoud moved and Commissioner Oglesby seconded to enter into Executive Session for a matter of Attorney Client Privilege with the Commission and Derek Brown for 15 minutes at 10:35a.m. All voted "yes".

The Commission reconvened at 10:50a.m. No action taken.

Commissioner Renoud moved and Commissioner Howard seconded to adjourn the meeting at 10:50a.m. All voted "yes".

Clerk

Chair